

APN# NONE

DOC # 3936650

10/26/2010 03:37:40 PM

Requested By
RENOWN HEALTH
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$260.00 RPTT: \$0.00
Page 1 of 222

Recording Requested by:

Name: South Meadows Properties Inc
Address: 501 South Meadows Pkwy
City/State/Zip: Reno, NV 89511



When Recorded Mail to:

Name: Same
Address: _____
City/State/Zip: _____

(for Recorder's use only)

Mail Tax Statement to:

Name: Same
Address: _____
City/State/Zip: _____

South Meadows
PUD Ph I + II Design Guidelines
(Title of Document)

Please complete Affirmation Statement below:

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

-OR-

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

(State specific law)

Tonia Meyers _____ agent
Signature Title

TONIA MEYERS
Printed Name

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

This cover page must be typed or printed in black ink. (Additional recording fee applies)

Design Guidelines
for

South Meadows

Planned Unit Development
Phases I & II

April 1992

First Revision - June 1993

Second Revision - October 1995

Third Revision - August 1996

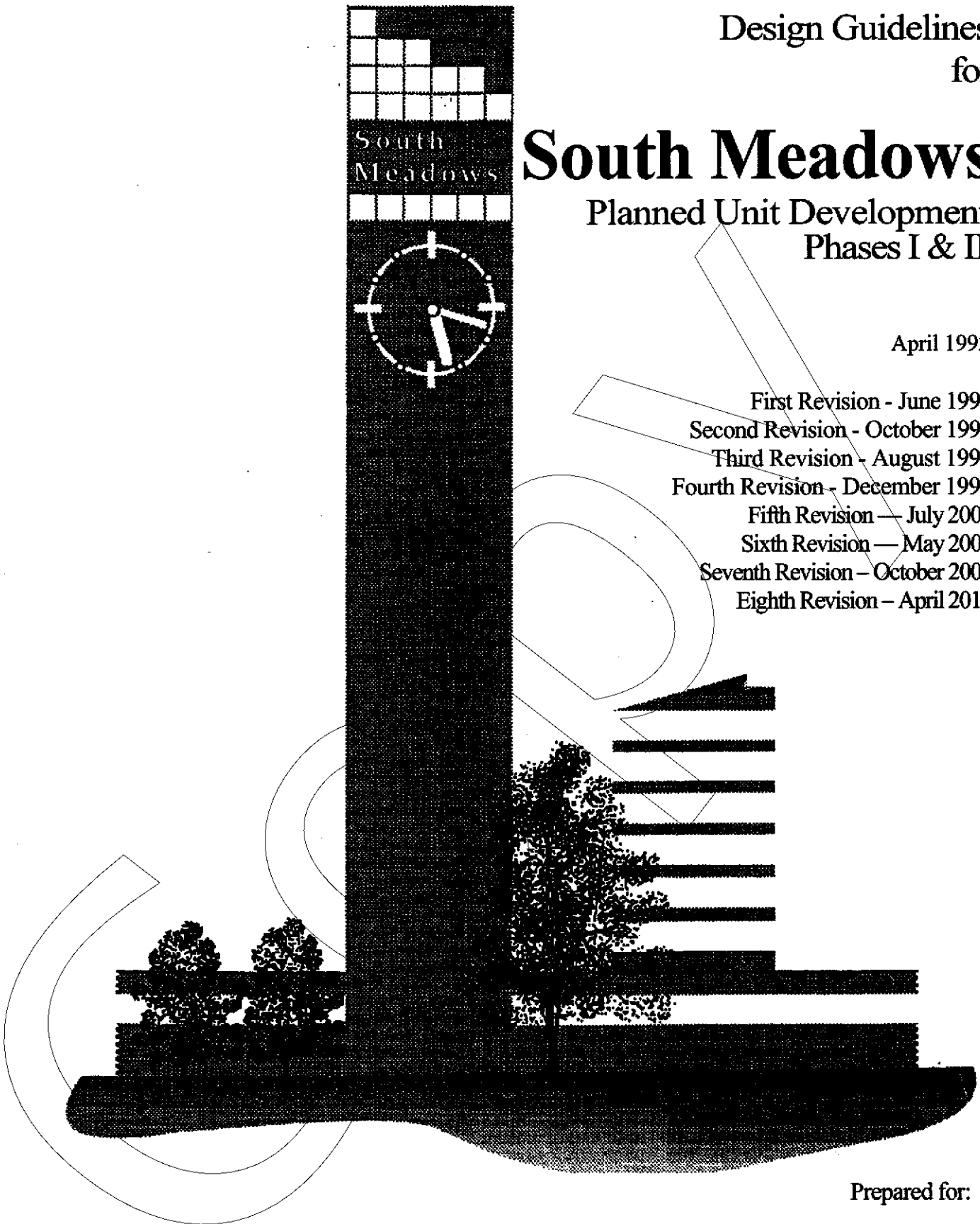
Fourth Revision - December 1996

Fifth Revision - July 2000

Sixth Revision - May 2003

Seventh Revision - October 2004

Eighth Revision - April 2010



Prepared for:

City of Reno

When Recorded Return to:
South Meadows Properties Inc
501 South Meadows Parkway
Reno NV 89511

**NOTICE OF DESIGN GUIDELINES FOR SOUTH MEADOWS
PLANNED UNIT DEVELOPMENT, PHASES I & II
(EIGHTH REVISION — April 2010)**

Notice is hereby given that the Planned Unit Development Guidelines for the South Meadows Business Center Phase I & II, entitled "Design Guidelines for South Meadows Planned Unit Development, Phase I & II", April 1992 have been revised, effective April 2010. A copy of the revised guidelines is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of all previous revisions to the Guidelines. The October 2004 version was the last revision that was recorded in the office of the Washoe County Recorder on May 11, 2005 as Document No. 3212191.

DATED this 8th day of October, 2010.

**SOUTH MEADOWS PROPERTIES LIMITED
PARTNERSHIP, a Nevada limited partnership**

By: **South Meadows Management, LLC.**
A Nevada limited liability company, General
Partner

By: **Norman Properties, Inc., a California
Corporation, Manager**


By _____

**Vincent J. Griffith
Project Coordinator**

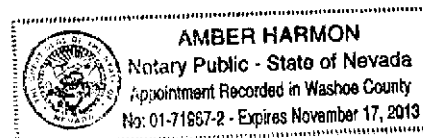
State of Nevada)
) ss
County of Washoe)

On this 8th day of October, 2010, personally appeared before me, a Notary Public, Vincent J. Griffith, Project Coordinator for South Meadows Properties, Inc., a Nevada Corporation, General Partner of South Meadows Properties Limited Partnership, a Nevada Limited Partnership personally known to me (or proved) to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed this instrument.

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



Signature of Notary Public (Seal)



CONTENTS

PAGE

PROJECT OVERVIEW 1

APPROVAL PROCESS 5

PROJECT ISSUES 8

 Wetland 9

 Boron Contamination 9

 Seismic Activity 10

 Sanitary Sewer Service 11

 Water Service 11

 Storm Drainage 12

 Noise 12

 Architecture 13

 Landscaping and Signs 13

DESIGN GUIDELINES

PURPOSE 14

SITE PLANNING STANDARDS 15

 Building Square Footage 15

 Site Coverage 15

 Building Height 18

 Setbacks 18

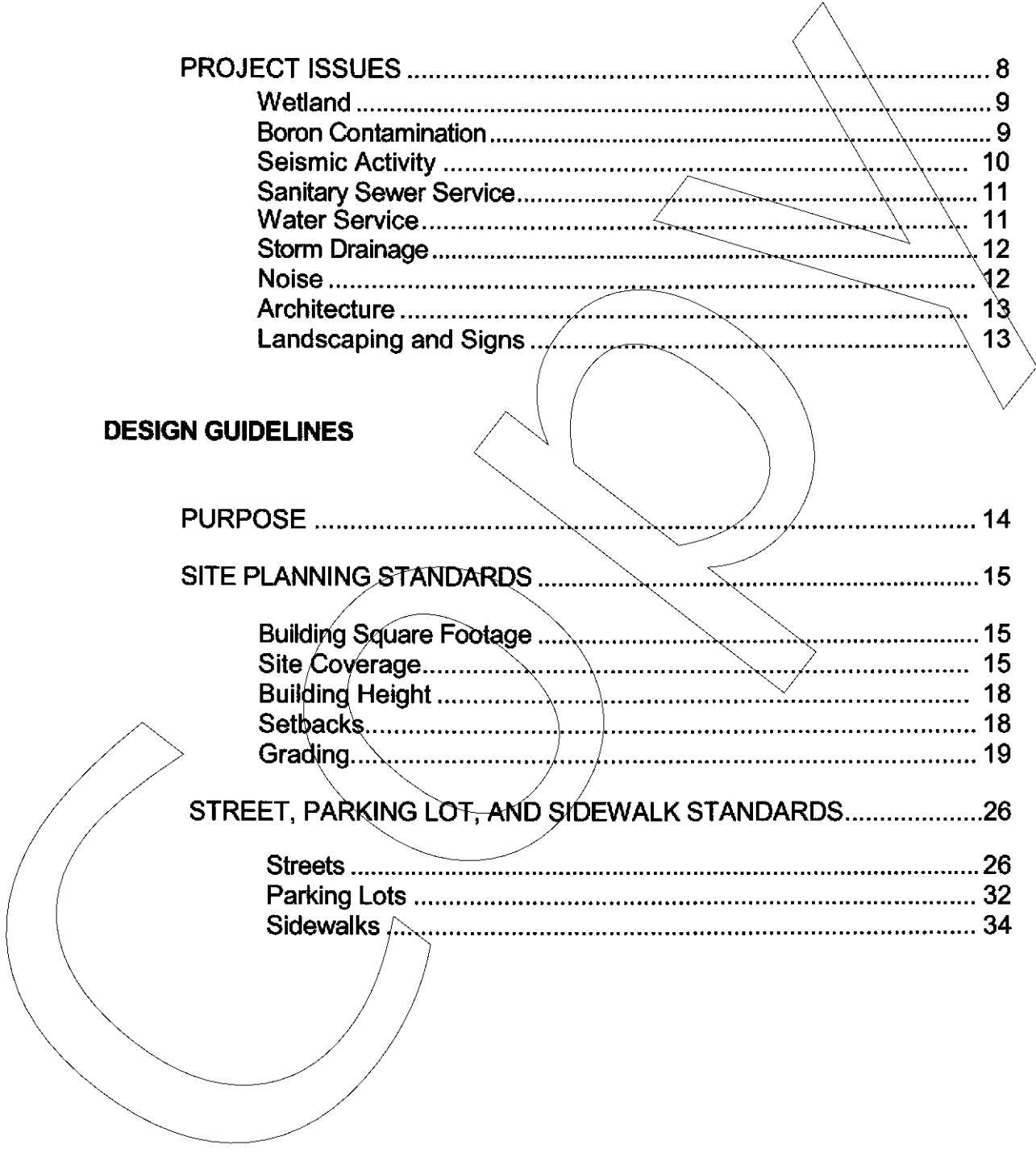
 Grading 19

STREET, PARKING LOT, AND SIDEWALK STANDARDS 26

 Streets 26

 Parking Lots 32

 Sidewalks 34



ARCHITECTURAL STANDARDS	35
Architectural Styles	38
Building Image	38
Building Massing.....	44
Facade Treatment.....	44
Ground Floor Treatment.....	45
Rooftop Screening	45
Rainwater Drainage	46
LANDSCAPE DESIGN ELEMENTS	46
Installation and Maintenance	46
Project Entries.....	47
Fences and Walls.....	50
Lighting	50
Landscaping.....	55
Signs.....	65
Site Amenities	81
PERMITTED AND PROHIBITED USES	82
ENFORCEMENT/BUILDING PERMIT PROCESS	89
Phasing Program.....	90
Modifications to the Design Guidelines.....	91

APPENDICES

CONDITIONS OF APPROVAL	A
CLERK'S LETTER AND CERTIFICATION APPROVAL	A
EXCERPTS FROM CHAPTER 18.06 ZONING	B
REQUIREMENTS FOR GROUP H OCCUPANCIES	C
CHECKLIST	D
LEGAL DESCRIPTION	E
STAFF INTERPRETATIONS	F

PROJECT OVERVIEW

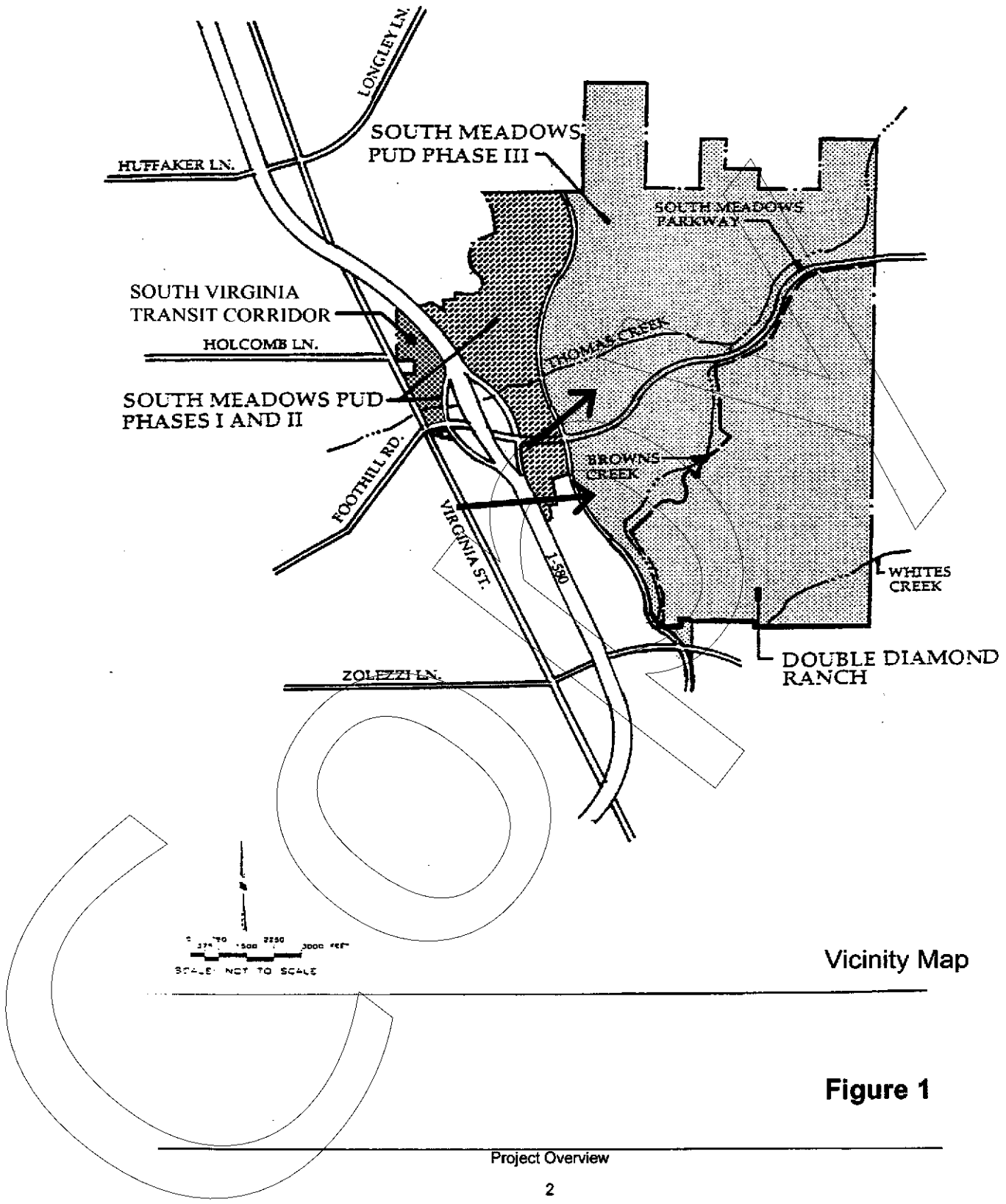
The South Meadows Planned Unit Development is located in Southeast Reno. The project is bounded by South Virginia Street on the west, Huffaker Lane on the north, Double R Boulevard on the east, and Zolezzi Lane on the south. Phase 1 extends from the ranches owned by the Flindt and Dotta families southward to an irregular line approximately 2,000 feet south of the proposed South Meadows Parkway. Phase II includes the Flindt, Pecetti, and Dotta Ranches. Figure 1 illustrates the general location of the South Meadows project. Figure 2 shows the project area at a somewhat larger scale.

The extension of the north-south freeway through this project is a significant infrastructure impact, which affects the size and shape of future development as well as influencing its character. One interchange will serve South Meadows and the Double Diamond project in Washoe County. The developer of South Meadows has named the major entry road from the freeway interchange "South Meadows Parkway." This name was reserved on Parcel Map No. 2571, which was recorded on December 16, 1991.

The South Meadows Planned Unit Development is intended as a high quality mixed use development consisting of a wide range of industrial, office, and commercial uses. Figure 3 illustrates the conceptual land use arrangement and Table 1 lists the approximate acreage to be devoted to each.

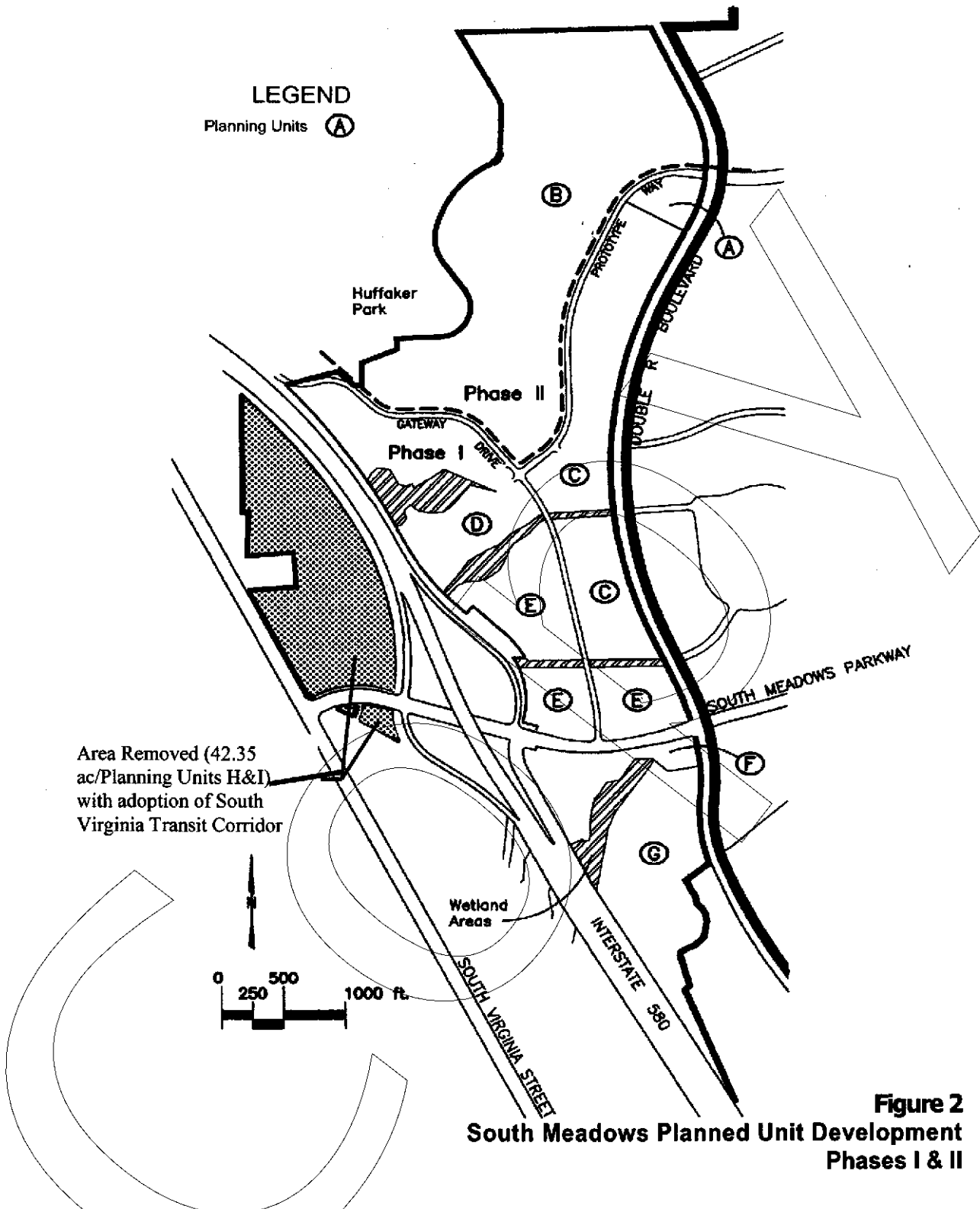
Land Use Designations	Acreage	
Neighborhood Commercial	7	(2%)
Community Commercial	33.92	(12%)
Manufacturing/Distribution & Warehouse	204.54	(71%)
Office/Public Facilities	29	(10%)
Open Space	14.19	(5%)
TOTAL	288.65	(100%)

The decision to pursue this project as a planned unit development, under NRS Chapter 278A, was made to create a consistent, compatible development theme among the various land use designations and to allow for future flexibility in



Vicinity Map

Figure 1



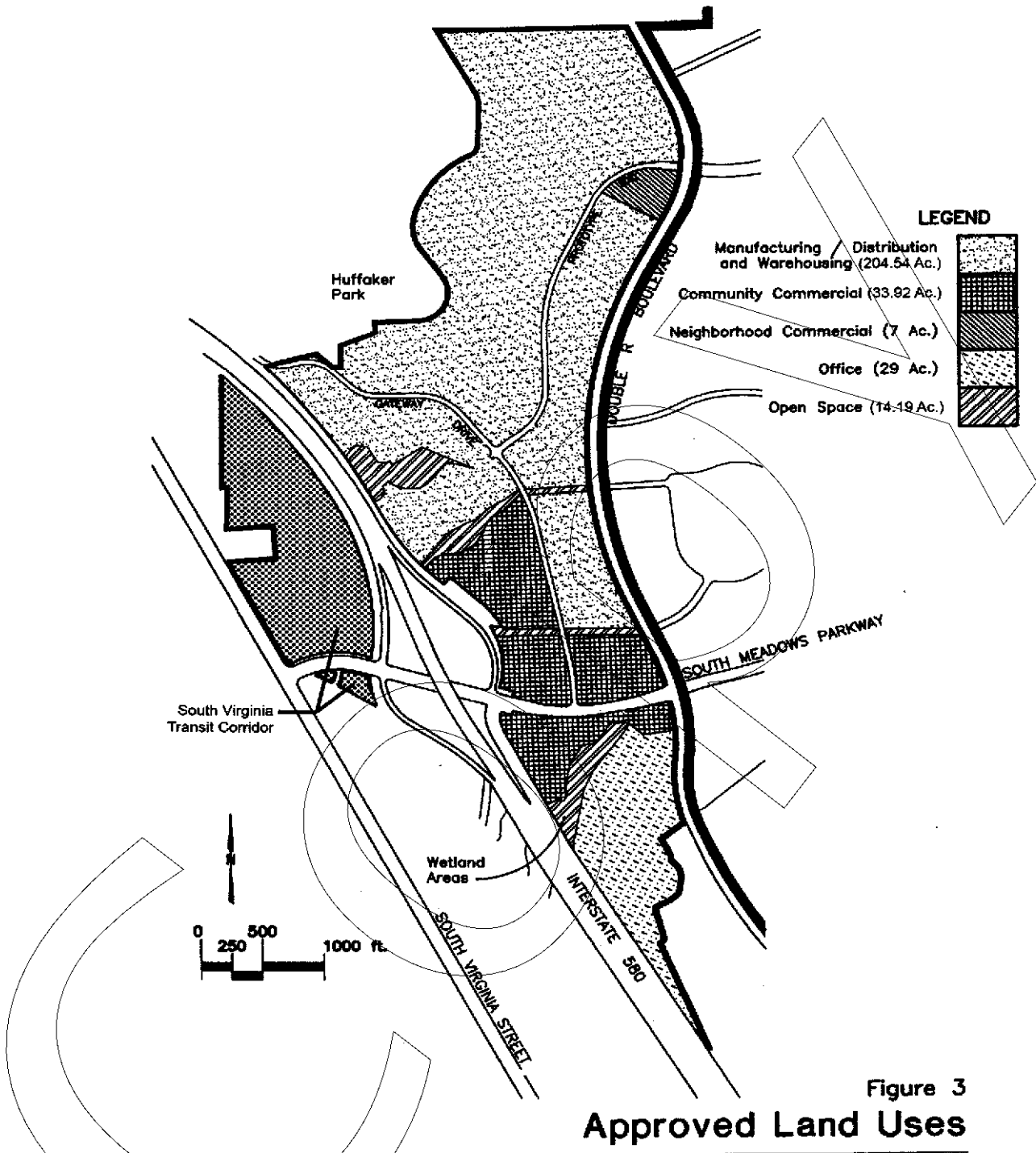


Figure 3
Approved Land Uses

actual project siting. The specific uses to be developed in any one area of this overall project are presently unknown. Therefore, this development has a list of permitted and prohibited uses for each planning unit. In the spirit of "performance zoning", any use that complies with the Design Guidelines and is permitted per the list of uses may be developed. The Design Guidelines address most aspects of future development, including grading and drainage, architectural style, street standards, signs, landscaping, and development techniques to protect the wetlands and to enhance their enjoyment by future employees on and visitors to the site.

APPROVAL PROCESS

A master plan amendment, zoning map amendment, and tentative plan for the first phase of the Planned Unit Development were approved by the Reno Planning Commission on February 5, 1992 and by the Reno City Council on February 25, 1992. The Council's action was subject to conformance review and approval by the Regional Planning Commission. The project was reviewed and approved by the Regional Planning Commission for conformance with the Regional Plan and as a project of regional significance on March 25, 1992.

The first amendment to the PUD was approved by the Reno Planning Commission on June 2, 1993 and by the Reno City Council on June 22, 1993. The amendment changed Planning Unit C from multi-family residential to employment/ distribution and warehousing. The Design Guidelines for the first amendment were revised and recorded on October 29, 1993 as Document No. 1727118 in Book 3884 at Page 693.

In November 1993, a second master plan amendment, zoning map amendment, and amended tentative plan for the Flindt, Pecetti, and Dotta Ranches were submitted to the City of Reno. The purpose of these applications was to add the ranches to the PUD as a second phase of development. These amendments were approved by the Reno Planning Commission on Dec. 15, 1993, by the Reno City Council on Jan. 11, 1994, and by the Regional Planning Commission on Jan. 26, 1994. The Design Guidelines for the second amendment were not revised.

The third amendment to the PUD, which modifies the permitted and prohibited uses on Planning Unit G, was approved by the Reno Planning Commission on Aug. 10, 1995, and by the Reno City Council on Sept. 12, 1995. The amendment allows public facility uses to be constructed in Planning Unit G. The third amendment also includes the changes to the Design Guidelines that were made with the second amendment. The Design Guidelines for the third amendment (which is actually the second revision to the Design Guidelines) were revised but not recorded. These revisions included the modifications made as part of the second amendment.

The fourth amendment added 3.7 acres to Planning Unit B (Case No. 66-92/File 30). The property is occupied by a residence but because of the surrounding development in the PUD (e.g., IGT), the property is no longer suitable for residential use. Therefore, with its incorporation into the PUD, the future use will be either as an office or restaurant. The Design Guidelines for the fourth amendment (which is the third revision to the Design Guidelines) were revised but not recorded.

The fifth amendment adds 10.56 acres to various planning units in the PUD and modifies several provisions of the Design Guidelines. These amendments were approved by the Reno Planning Commission on September 4, 1996 and the Reno City Council on September 24, 1996. The Design Guidelines for the fifth amendment (which is the fourth revision to the Design Guidelines) were revised and recorded.

The sixth amendment adds 2.8 acres into Planning Unit F. These 2.8 acres were designated open space because they were believed to be wetlands. However, the approved August 1999 Corps of Engineers Permit states that these 2.8 acres are no longer jurisdictional wetlands and South Meadows Properties will relocate the wetland to the northeast portion of Phase III. With the relocation of wetlands to one area, a larger habitat will be available for plants, birds, and other animals that are dependent on wetlands. The amendment, therefore, proposes to add these 2.8 acres of developable area into Planning Unit F. This amendment was approved by the Reno Planning Commission on June 21, 2000 and the Reno City Council on July 11, 2000.

The seventh amendment created a planning unit overlay for signage in Planning Units G and I. Sign requirements in Planning Units G and I were modified to allow for additional allowances and restrictions along the freeway and within the planning unit. These amendments were approved by the Reno Planning Commission on April 2, 2003 and the Reno City Council on May 28, 2003. Planning Unit I was subsequently removed from the PUD with the adoption of the SVTC on June 26, 2007.

The eighth amendment clarified and added medical uses that are accessory to the existing Renown Hospital use such as physicians offices, laboratories and helistops; allowed additional signage including monument/freestanding, building and directional signs for the hospital; allowed a 240 square foot, 26.5 foot tall, freestanding hospital project identification site to be placed 40± feet east of the U.S. 395 right-of-way; and increased the building height for a maximum of one building from 55 feet to 135 feet on the combined 33.86± acre Renown hospital site (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II).

The requirements of NRS Chapter 278A have guided preparation of this handbook. The contents of this handbook are largely based on the requirements of Section 278A.470. Items not specifically discussed (e.g., assessments for the maintenance of common open space, liens for assessments) will be addressed in supplemental CC&Rs prepared by South Meadows Properties, Inc.

As is the case for all Planned Unit Developments, once the final plan has been recorded, the PUD zoning will be effectuated, and no further public hearings will be necessary for the implementation of the project. Specific projects will be reviewed for consistency with the design guidelines and the CC&Rs. Only after South Meadows Properties has approved a proposal will it go to the city staff. City staff will then review projects for consistency with the approved plan (includes both graphic and written material). In essence, the PUD ordinance for this project is a site-specific zoning district. Where this PUD is silent, the applicable Reno development regulations apply.

Note: With approval of SVTC zoning in 2007, planning units H & I containing +/- 42.35 acres, were removed from this PUD.

PROJECT ISSUES

On September 30, 1991, the Norman Trusts (the property owners) entered into an agreement with the Nevada Department of Transportation (NDOT) to transfer approximately 90 acres of land within the South Meadows project for U.S. 395 freeway right-of-way. Of this 90 acres, approximately 70 acres are contiguous to the Phase I development area. The transfer resulted in no compensation to the Norman Trusts. The agreement with NDOT also provides for construction by the landowner of South Meadows Parkway (from South Virginia Street to the freeway right-of-way) to full build-out standards of a major arterial and dedication at no cost to the state of lands for on-site wetlands mitigation.

This project was approved with specific traffic mitigation requirements prior to the adoption of the Reno impact fee ordinance. Development decisions have been made and agreements structured under the premise of these specific traffic mitigation actions. As part of this agreement, approximately 90 acres of land were dedicated by the Norman Trusts to the state for the U.S. 395 right-of-way. The developer was not compensated for this dedication. It is the developer's intent to continue to pursue development in this manner.

Wetlands

The South Meadows project is affected by the presence of wetlands. In June 1988 and again in April 1991, the Corps of Engineers delineated four wetlands areas within the Phase I area. The developer intends to avoid any intrusion upon them. These wetlands will be retained and used as visual amenities. In some cases, ponds will be constructed in upland areas adjacent to wetlands to enhance their appearance and increase their open space value. These ponds will also act as a buffer zone for the wetlands. This technique is endorsed by the Corps of Engineers. Footpaths will be constructed to allow non-intrusive enjoyment of these wildlife habitat areas. Rustic fencing will be employed to ensure the protection of the wetlands. Because no intrusion upon the wetlands is proposed, no wetlands permit (404 permit) is required for Phase I of this project. Any activity adjacent to wetlands, including bridges, will be done in accordance with Corps of Engineers and City of Reno regulations. Wetland areas have been drawn using the best available information. Their boundaries will be surveyed, staked, and fenced prior to any construction activity. Should the Phase I wetland areas be reduced by the Corps of Engineers, the developer will nevertheless maintain the same ratio of open space on the overall project. Should the Phase I wetlands area be increased by the Corps of Engineers, the developed portion of the site will decrease correspondingly and shall be designated as Open Space.

Phase II does not have any wetland areas; however, Phase III contains some additional acreage delineated as wetlands by the Corps of Engineers. This area will be addressed separately, and it is anticipated that a development plan for Phase III will be incorporated into the PUD. A number of years may be required before submittal of the Phase III applications; however, the anticipated build-out of the South Meadows PUD (Phases I, II, and III) contemplates a 20-year time frame.

Boron Contamination

The question has been raised about possible boron contamination of the soil or water courses as part of the development of this site. A boron investigation was conducted. Boron, a useful chemical in the manufacture of glass and other products, is toxic

to plant life. It is a naturally-occurring chemical element which is often present in the soil and water within areas affected by geothermal activity. Boron has been demonstrated to be present in the ground water underlying areas adjacent to the South Meadows project site.

On Aug. 12 and 13, 1991, the Cardinal Point Company, a local ground water analysis firm, conducted a ground water sampling program on the South Meadows project site. The tests revealed that boron is present in concentrations of less than one part per million, which is significantly less than concentrations alleged to exist on certain parts of the Double Diamond project. There are presently no state or federal standards for boron contamination. However, in the opinion of the testing company, based on the most reliable scientific evidence available, this level of boron poses no threat to plant or animal life and the groundwater is suitable for irrigation purposes. Therefore, no special development practices are necessary to mitigate the presence of boron in the minute concentration encountered.

Seismic Activity

Concern has been raised about the possibility of severe earthquake damage from potential seismic activity on this site. A 1983 map produced by the Nevada Bureau of Mines and Geology indicates that this site is within an area of "possible severe liquefaction potential". Liquefaction is the propensity of soil particles to flow (as a liquid) under conditions of seismic activity. For this to occur, certain soil characteristics must be present. Generally, the subsurface soil must have a large granular component for a liquefaction potential to exist.

Harding Lawson Associates and Ferrari and Associates (geotechnical and structural engineers, respectively) conducted an analysis of the potential for earthquake damage on the site. Their analysis built upon the work of University of Nevada, Reno Professor Raj Siddharthan who co-authored a report on the seismic potential of this area for the Nevada Department of Transportation for their use in the design of the U.S. 395 freeway.

Building codes typically address two levels of earthquake protection. The Damage Level Earthquake code is intended to ensure that a building be designed to withstand an earthquake with only minor structural or architectural damage. The

Survivability Level code would allow the safe evacuation of a building even though the building could sustain a high level of structural and architectural damage. Professor Siddarthan utilized a 7.1 magnitude earthquake as representative of the Damage Level Earthquake and a 7.5 magnitude earthquake as the Survivability Level Earthquake.

The Harding Lawson report concluded that the earthquake damage potential was essentially no different on this site than anywhere else in the Truckee Meadows. No special construction techniques can be generically recommended to mitigate the variable earthquake damage potential, but site-specific investigations shall be made with appropriate geotechnical and structural recommendations for each individual project.

Sanitary Sewer Service

There are two major interceptor sewers in the vicinity of South Meadows. The county interceptor is located in Old Virginia Road and the extension of Double R Boulevard and connects to the South Truckee Meadows Waste Water Treatment Plant. The city interceptor runs along Gateway Drive and Langley Lane and connects to the Reno-Sparks Treatment Plant. South Meadows can be sewerred to either interceptor.

The sewer laterals in South Meadows are maintained and owned by the City of Reno. However, the interceptor is maintained by Washoe County and the project is sewerred to the South Truckee Meadows Wastewater Treatment Plant.

Water Service

The Washoe County Utility Division provides water service to the project. The potential exists for a significant reduction of potable water use by the application of treated sewer effluent for landscape irrigation. This treated effluent from the South

Truckee Meadows Waste Water Treatment Plant will be available for irrigation purposes. The Washoe County Utility Division processed a special use permit (Case No. 66-92/File 28) to use non-potable water in South Meadows. The permit was approved by the Reno Planning Commission on February 21, 1996.

Storm Drainage

Existing drainage facilities on South Meadows are limited to minor irrigation and drainage ditches. Phase I receives off-site flows from Thomas Creek. The existing culverts crossing South Virginia Street are inadequate for major creek flows, which spread across the highway and sheet flow across the project site. The site lies in FEMA Flood Zone B at Thomas Creek and in Flood Zone C elsewhere. According to Nimbus Engineers, the 100-year flow in Thomas Creek at South Virginia Street is 2,550 cfs, of which approximately 1,200 cfs reaches the project.

Thomas Creek will be routed through a combination of flood control channels and culverts designed to pass the 100-year storm. Individual sites will be graded to drain to a flood control channel or to a storm drain system connected to a channel. The City of Reno requires that runoff from the 5-year storm leaving the site in the developed condition not exceed current 5-year levels. Control and treatment of 5-year, on-site runoff will be accomplished through detention ponds and other appropriate drainage facilities constructed as needed for individual sites or development units. Overland drainage will be provided for storms exceeding the 5-year storm.

Noise

Between 1987 and 1989 the airline fleet mix serving the Reno-Cannon International Airport incorporated a higher percentage of aircraft with improved, quieter jet engines. This fleet improvement, combined with modified approach and departure procedures, resulted in a contraction of the 65 Ldn noise contour so that the South Meadows property is now impacted only at its northernmost tip. Those land uses proposed for the area impacted by the present 65 Ldn contour include only commercial and industrial uses.

Architecture

The project will have two different, but complementary architectural themes. The office and industrial buildings will include mirrored glass in hues of blue and green with silver accents (Planning Units B, C, D, G and I). The low-rise commercial structures will be Mediterranean in character, with tile roofs and more ground-level detail (Planning Units A, E, F, and H). The applicant has considerable experience in building commercial and industrial projects. Photographs of previous projects are presented in the Design Guidelines section of this application. These photographs show the architectural character to be used in the South Meadows development.

Landscaping and Signs

The intent of the landscaping component of this project is to provide visual relief and to complement the dramatic buildings which are the focal points of the project. The intent is to utilize a majority of evergreen landscape materials so that the project will be attractive in the fall and winter. At a minimum, the amount of landscaping provided will equal that required under ordinary zoning, except that wetlands protected on-site will qualify as a credit against landscaping otherwise required by City Code, up to a maximum of 50 percent in accordance with the City of Reno wetlands policy. To the extent possible, the developer may wish to include freeway embankments within the U.S. 395 right-of-way as landscaped area. The ability to do so is dependent upon negotiations with NDOT. All landscaping will be undertaken with the goal of reducing water consumption. Drip irrigation and appropriate use of turf are two important methods of achieving this goal. As mentioned previously, the developer is exploring the possibility of using treated effluent for landscape irrigation.

Signs will be judiciously placed to create a sense of arrival, a feeling of project continuity, and to provide needed directional references. Such features as a clock tower can serve as landmarks and make an aesthetic contribution as well. Individual building signs will be considered at the time the buildings are designed and incorporated into the building architecture. Signs criteria are included in the Design Guidelines.

DESIGN GUIDELINES

PURPOSE

These Design Guidelines set forth land uses and development standards for South Meadows, a planned mixed-use development in the Southeast Truckee Meadows. This large property is particularly well suited for long-range comprehensive planning which will aid in the protection of the environment, while at the same time facilitating the development of an aesthetically-pleasing planned development that will enhance the community's overall image and value.

The purpose of these Design Guidelines is primarily twofold. The first objective is to provide a comprehensive description of the specific guidelines for development within South Meadows. The Design Guidelines (hereinafter sometimes referred to as the "the Guide") will be used by the Master Developer (refers to South Meadows Properties Inc. or its successor) and government agencies to review each individual Parcel Developer's proposal for conformance with the overall design objectives. The second objective is to conform to the requirements of NRS 278A, which governs Planned Developments. NRS 278A.010 through 278A.590, as revised in 1991, outline specific requirements that must be addressed in either the graphic or the written material accompanying the tentative plan for a Planned Unit Development. Most of those requirements have been addressed either in this Guide or in other material accompanying the final plan. Certain topics, such as assessments for maintenance of common open space and lien authority, will be addressed in detail in the supplemental Conditions, Covenants, and Restrictions (CC&Rs) that will be prepared and recorded by the Master Developer.

SITE PLANNING STANDARDS

Building Square Footage

At build-out, the South Meadows Planned Development, Phases I & II, will include 5.55 million square feet of office, commercial, public facility, and industrial uses.

Site Coverage

Site coverage shall, on the average, not exceed 30 percent in commercial and office areas and 50 percent in industrial areas. Site coverage is defined as the building-ground contact area divided by the total gross lot area. Site coverage can be increased by 5 percent on parcels that receive off-site credit for landscaping in the excess right-of-way of the freeway and adjacent to wetlands. This landscape credit may be used on-site, as determined by the Master Developer; however, the use of such credit shall be limited as stated in the landscape section. The Master Developer shall maintain a list of all landscape credits (i.e., amount and location), which shall be updated and submitted to the Planning Department with each building permit application. Total square footage for the combined 33.86± acre Renown hospital site (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) is limited to 917,201 gross square feet with a maximum of 663,146 square feet of gross hospital/medical office space (see Exhibit A, Conceptual Site Plan and Exhibit B, Renown South Meadows Campus Master Plan Summary on pages 16 and 17).

Exhibit B
Design Guidelines

17

	Footprint SF	Total Building SF	# of Stories	Max Building Height
Existing Buildings				
Existing D&T	23,110 SF	45,104 SF	2 Stories	Existing
Existing Nursing	59,225 SF	121,716 SF	3 Stories	Existing
Existing Medical Office Building	20,658 SF	61,974 SF	3 Stories	Existing
Total Existing Buildings	102,993 SF	228,794 SF		
Future Medical Office Buildings				
Future MOB 2	23,410 SF	93,640 SF	4 Stories	55 ft
Future MOB 3	16,086 SF	64,344 SF	4 Stories	55 ft
Future MOB 4	21,842 SF	87,368 SF	4 Stories	55 ft
Total Future MOB	61,338 SF	245,352 SF		
Future Nursing Tower Additions				
Future Nursing Tower Addition	23,625 SF	189,000 SF	8 Stories + Unoccupied Penthouse (see below)	120 ft to roof of highest occupied floor
Support Structures				
Existing Central Utility Plant	11,602 SF	11,602 SF	1 Story	Existing
Future Parking Structure	57,660 SF	230,640 SF	4 Stories	48 ft
Future Nursing Tower Penthouse	11,813 SF	11,813 SF	1 Story	15 ft
Total Support Structures	69,262 SF	254,055 SF		
Total Square Footages				
Total Bldg SF (w/o Support)	187,956 SF	663,146 SF		
Total Bldg SF (all Buildings)	257,218 SF	917,201 SF		
Total Lot Area	1,474,941.6 SF			
Lot Coverage (w/o Support)	187,956 SF / 1,474,941.6 SF = 12.8%			
Lot Coverage (all Buildings)	257,218 SF / 1,474,941.6 SF = 17.4%			

	Phases I & II	Phase III	Total SF
Hospital	355,820	0	355,820
Medical	213,686	93,640	307,326
Subtotal	569,506	93,640	663,146
Support	23,415	230,640	254,055
Total	592,947	324,280	917,227

Building Height

Except as allowed on the 26.99± acre Renown hospital parcel in Planning Unit G, no building shall exceed 55 feet, except in the Town Center, as measured from the average street curb elevation of the proposed building parcel to the top of the occupied floor. In the Town Center, the business hotel(s) shall not exceed 75 feet. As stated in the section entitled Permitted and Prohibited Uses, no gaming, as defined in Section 18.06.030 subsection 28 of the City of Reno Zoning Ordinance, will be allowed within the project. (Refer to page B-39 in Appendix B.) The building height profile shall be harmonious with all existing approved adjacent buildings. In terms of the Renown Hospital parcel, the maximum overall building height on the combined 33.86± acre site (6.87± of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) is 135 feet for one building (future nursing tower). All other buildings on the site shall not exceed 55 feet in height.

Setbacks

At a minimum, building setbacks shall be those established by Chapter 18, Zoning Ordinance, which apply to the district in which that use would normally be allowed. (Refer to Appendix B.) Supplemental CC&Rs prepared by South Meadows Properties, Inc. may establish additional setback criteria and will not allow zero lot line setbacks.

The relationship between the existing homes and the PUD is shown in Figure 4. Any proposed construction (e.g., buildings, parking lots) will comply with the city's setback, landscaping and screening requirements for industrial uses adjacent to residential development. In addition to the landscaping and setback requirements there will be an 8-foot meandering path, constructed by the applicant to the pathway standards contained in the Design Guidelines located along the north property line to provide access to Huffaker Park.

Grading

Street Grading and Drainage - Public roads shall be dedicated to the City of Reno and shall be designed to conform to City of Reno standards, including those for right-of-way width, lane width, structural section, cross fall, curb and gutter, curve radius, tangent length, allowable grade, grade breaks, vertical curves and bike paths. A roadway drainage system capable of handling the 5-year storm, per City of Reno standards, shall be provided in all public roads.

Parcel Grading and Drainage - Parcels shall be graded in accordance with City of Reno standards and the Uniform Building Code. Minimum grade on plane-graded areas (paved or unpaved) and unpaved swales shall be 1 percent. Minimum grade on paved swales shall be 0.4 percent. Buildings within FEMA Flood Zone B (500-year flood) shall have the finished grade of the basement floor or the bottom of the lowest floor beam elevated to at least 2 feet above highest adjacent undisturbed ground. Parking areas shall be graded to drain away from buildings. Fire and emergency access shall be provided as required by the City of Reno.

Roof drains shall discharge to erosion-resistant pervious (non-paved) surfaces where possible. If on-site storm water detention is required, parking areas may be used provided that the maximum water depth does not exceed 9 inches in automobile parking areas or 24 inches in truck parking areas. Stormwater drainage will comply with city, county, state, and federal standards that are in effect at time of application for each building permit.

Hillside Grading - The hill in Planning Units B, D, H, and I* has been extensively altered by NDOT for the construction of the 1-580 freeway, which cuts through the

*Note: Planning Units H&I were rezoned SVTC in 2007.

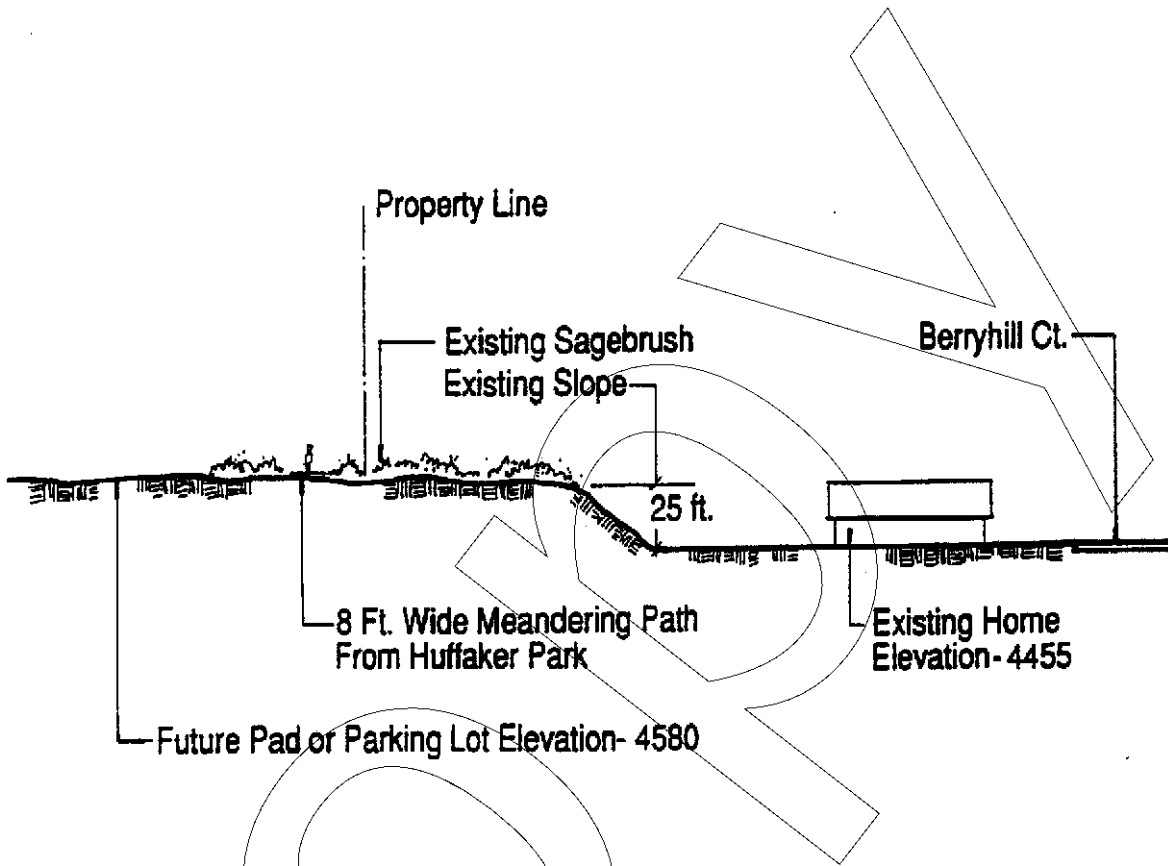


Figure 4
Section at North End Through Berryhill Ct

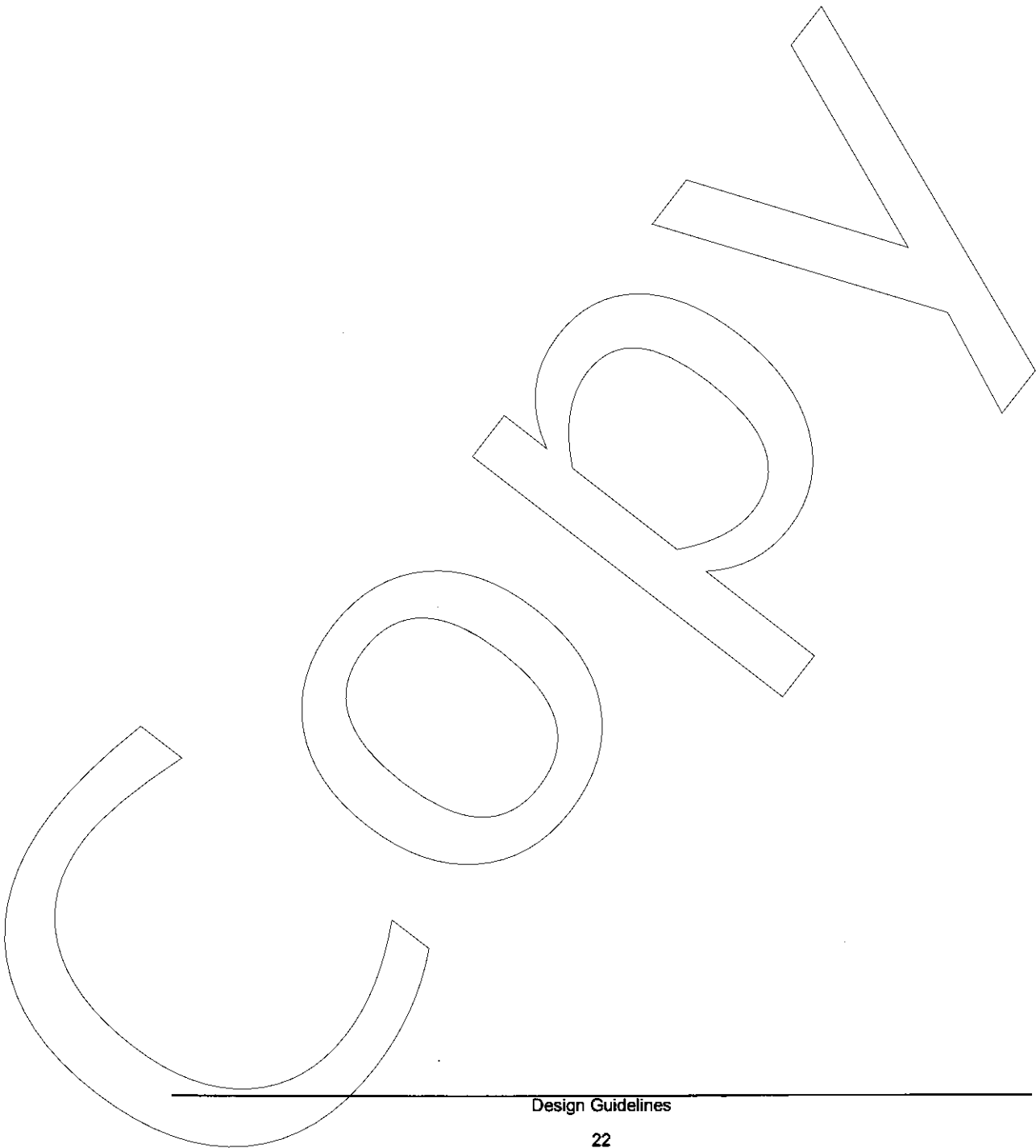
northeast portion of the hill. The hill will be further cut to create level building pads that have access from the adjacent street system (e.g., South Virginia Street, Offenhauser Drive).

Figure 5 graphically shows the grading that will occur. The area labeled "West Hill" will be cut 18-26 feet adjacent to the freeway and, towards the Nevada Bell parcel, the cut will be approximately 48 feet. In the area labeled "Upland Property," the site is currently level with South Virginia Street along the western property line and, moving toward the east, it will be filled 8-15 feet. Along the freeway off-ramp, there will be a 3:1 fill 30-feet wide. The "East Hill" will be eliminated to create a useable building pad and provide right-of-way for the extension of Offenhauser Drive. Approximately 60 feet of the hill will be removed. The fill may be used either on-site or transported to another location, subject to the issuance of a grading permit. The only slopes remaining will be small vertical fills along the freeway, the wetlands, and along the eastern side of "East Hill." These slopes will be stabilized according to City of Reno standards.

The hill in the northeast corner of the PUD will be modified significantly for the extension of Double R Boulevard, per the Regional Transportation Commission plans dated January 8, 1986. The hill will be graded to an elevation that is level with the proposed roadway grade to accommodate the future extension of Double R Boulevard. Fills will be required adjacent to the proposed hillside cuts to smooth transition slopes into the roadway.

Figures 6 and 7 graphically show the grading that will occur around the Double R Boulevard. Along sections one and three (located 100 feet north and 400 feet south of the north PUD line) cuts will be 28-65 feet from top of slope to the future roadway elevation, while fills to smooth these cuts will be 17-18 feet. Cut slopes in this area adjacent to the roadway have been assumed to be 2:1 to minimize the volume of cut along the roadway. Revegetation is not assumed due to the likelihood that the hill east of future Double R Boulevard will be brought down as part of future development. This assumption is made due to the significant impact Double R Boulevard will have on the hill in question making it more visually pleasing to lower the

entire hill as opposed to leaving the exposed face. The Double R Boulevard east face is not a part of the South Meadows PUD.



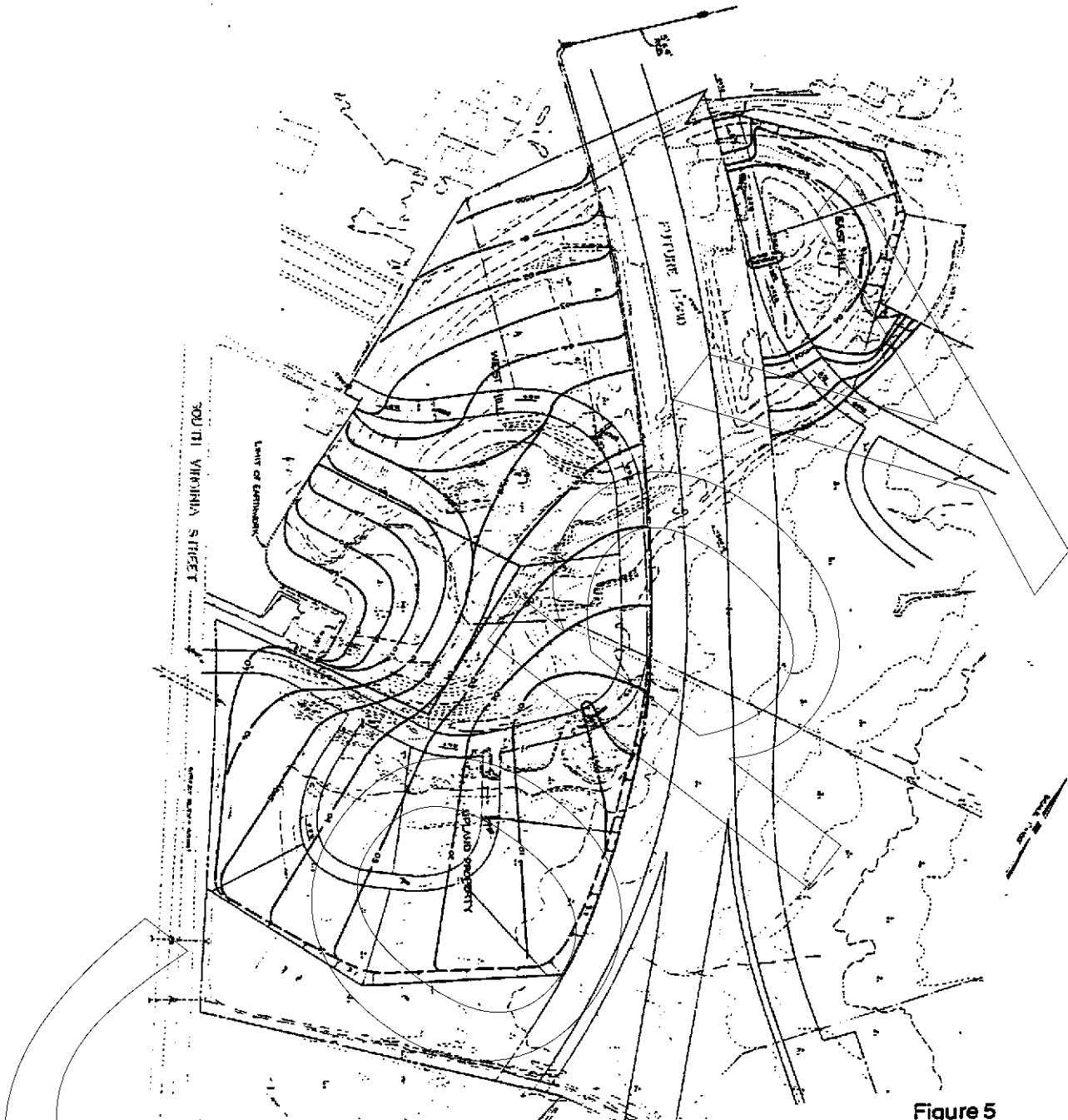
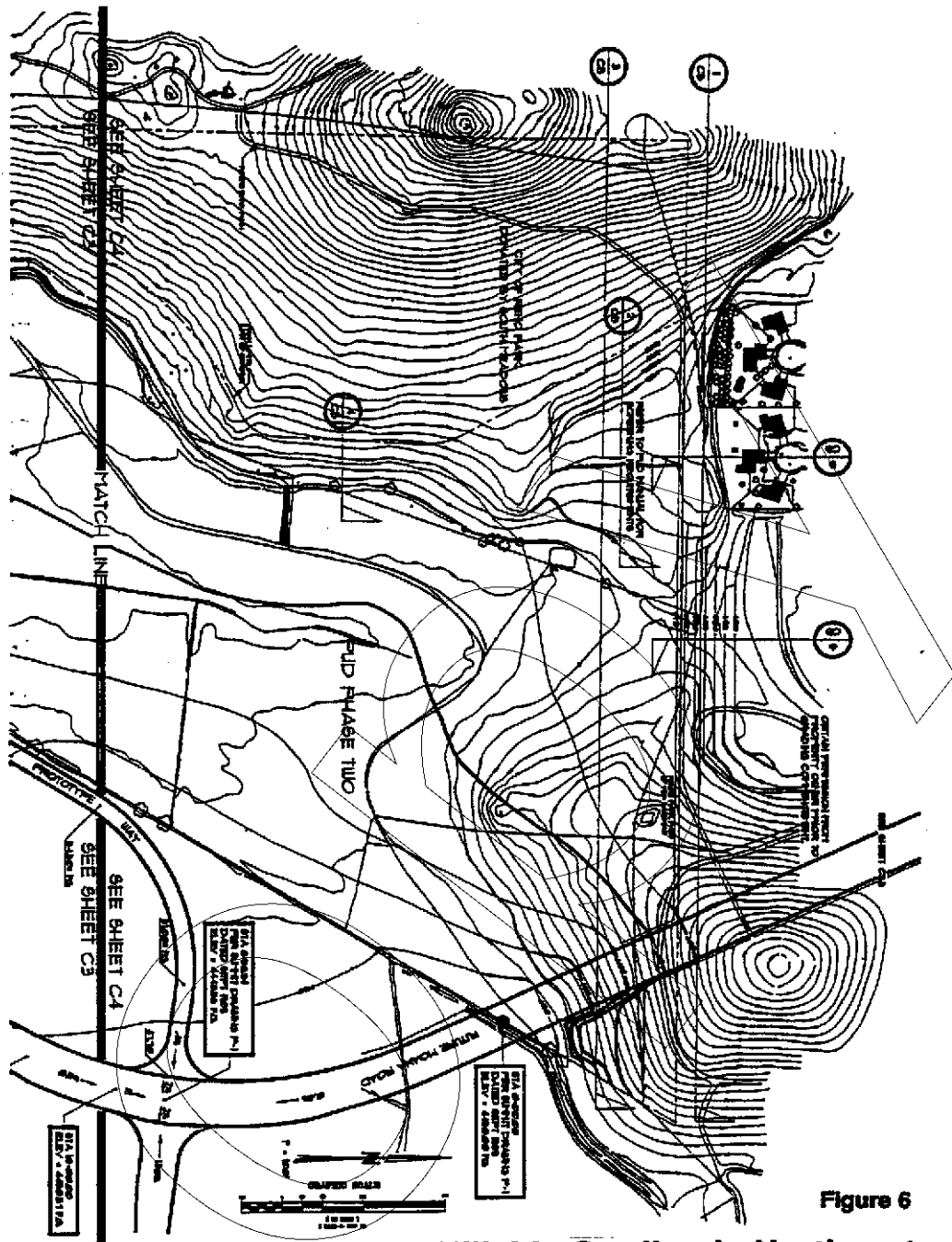


Figure 5
**Hillside Grading
in Planning Units B,D,H & I**

Prepared by South Meadows Properties, Inc.

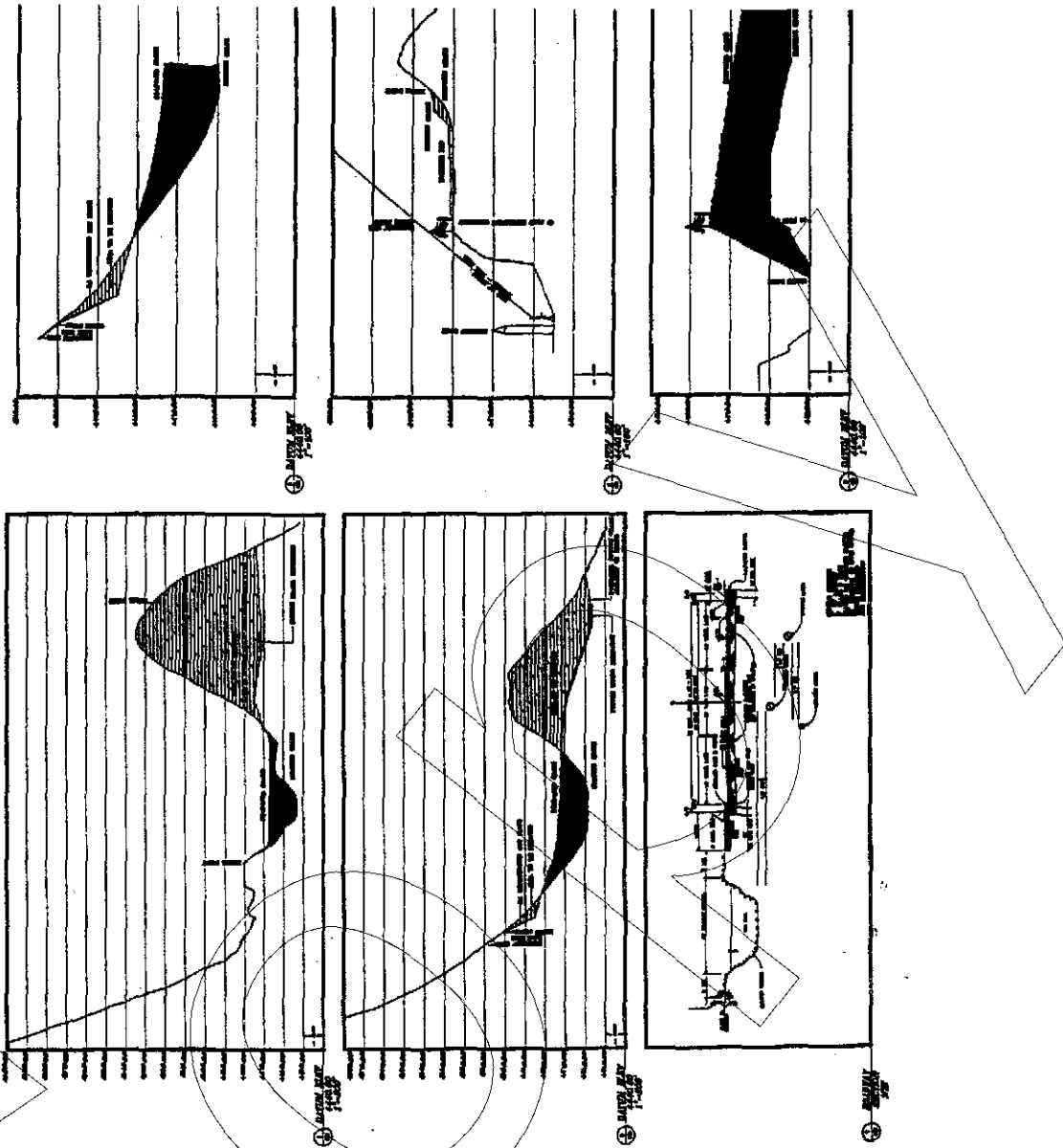
**NOTE: Planning Units H & I were removed from the PUD
with the adoption of the SVTC in 2007**



Prepared by South Meadows Properties Inc.

Hillside Grading in Northeast Corner of Planning Unit B

NOTE: Planning Units H & I were removed from the PUD with the adoption of the SVTC in 2007



Prepared by South Meadows Properties Inc.

Figure 7

Grading Sections for Hillside Grading in Northeast Corner of Planning Unit B

Cut slopes shown in sections two and four adjacent to the proposed park will not be more than one foot vertically for every three feet horizontally and will be revegetated to blend with the existing hill. Along sections five and six, adjacent to the northern properties, there will be transition slopes no more than one foot vertically for every three feet horizontally. These slopes will be revegetated to blend with the existing terrain. No cuts into the proposed park will be allowed and, apart from the cuts and fills described previously, all City of Reno setback, screening and grading requirements will be followed.

STREET, PARKING LOT, AND SIDEWALK STANDARDS

Streets

The right-of-way for Double R Boulevard (previously known as Wilbur May Parkway) shall provide for an ultimate three, 12-foot wide travel lanes in each direction. The required right-of-way width will be 100 feet. (Refer to Figure 8.) An 8-foot wide meandering walk will be included in the 15-foot landscaped easement. No on-street parking will be permitted with either street section.

The right-of-way for South Meadows Parkway shall provide for three, 12-foot wide travel lanes in each direction. The right-of-way will be 100 feet. (Refer to Figure 9.) An 8-foot wide meandering walk will be included in the 15-foot landscaped easement. No on-street parking will be permitted with either street section.

Gateway Drive and Prototype Way have a proposed width of 42 feet, which includes two 14-foot wide travel lanes and a center turn lane. (Refer to Figure 10.) A 13-foot wide landscape easement is shown on both sides of the street. A 5-foot wide meandering walk is shown on one side of the street. If parcels along the collector street are not connected to the internal pathway system, an

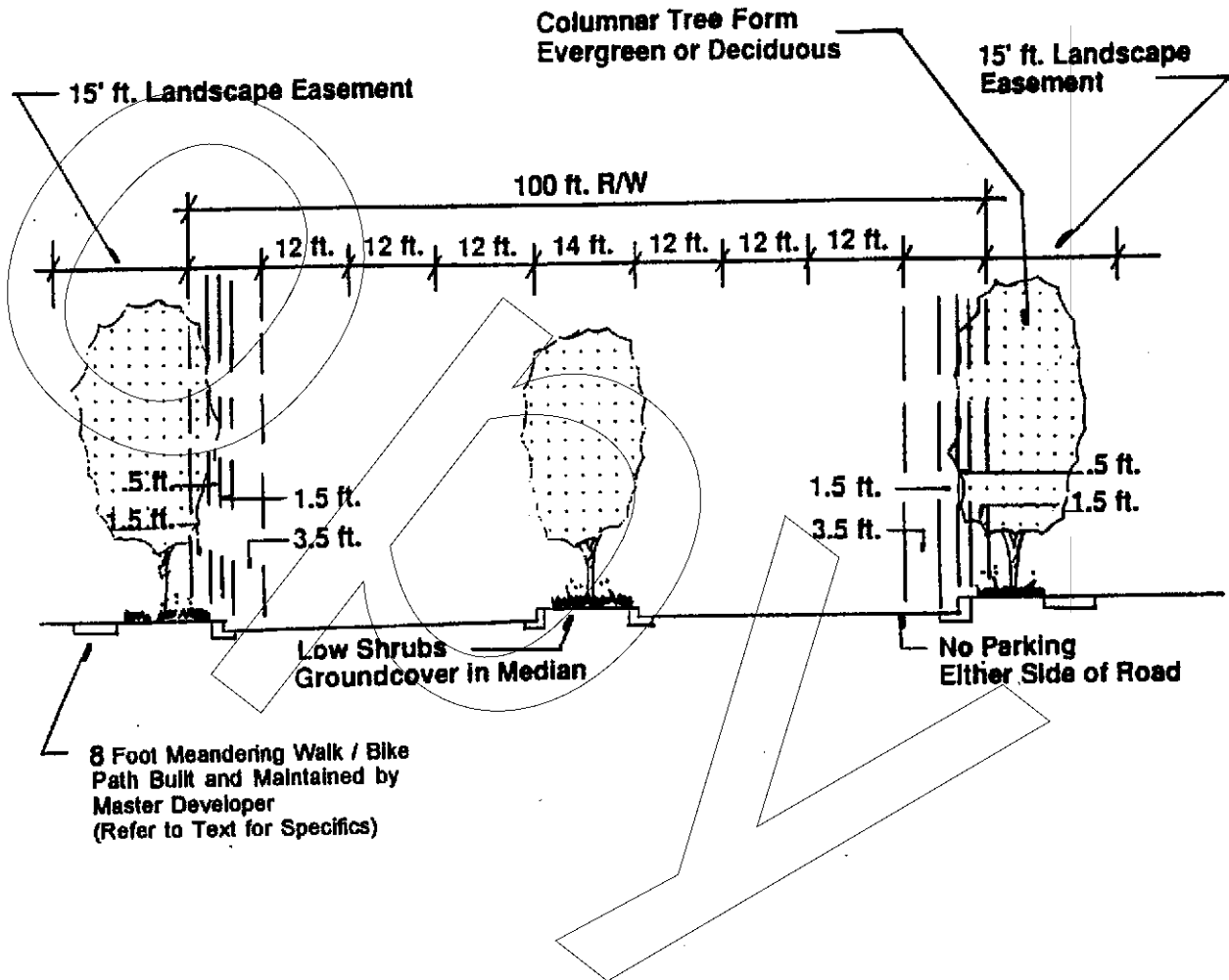


Figure 8
Double R Boulevard
(Formerly known as Wilbur May Parkway)

Design Guidelines

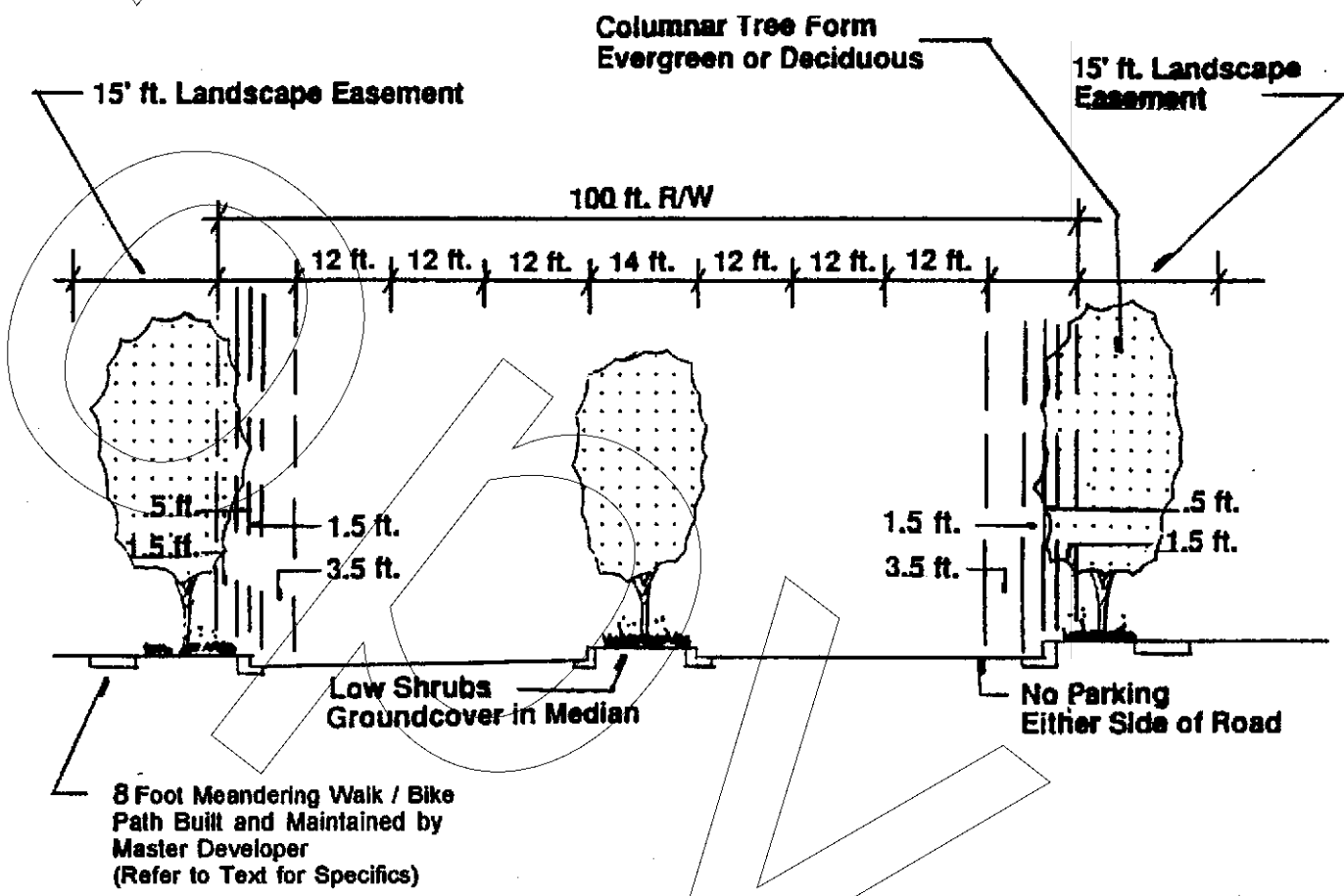


Figure 9
South Meadows Parkway

Design Guidelines

8-foot wide meandering walk/bike path shall be constructed on one side of the street within the 13-foot wide landscaped easement. No on-street parking will be permitted. A water feature has been constructed along the east side of Gateway Drive. This feature will be continued along the west side of Prototype Way.

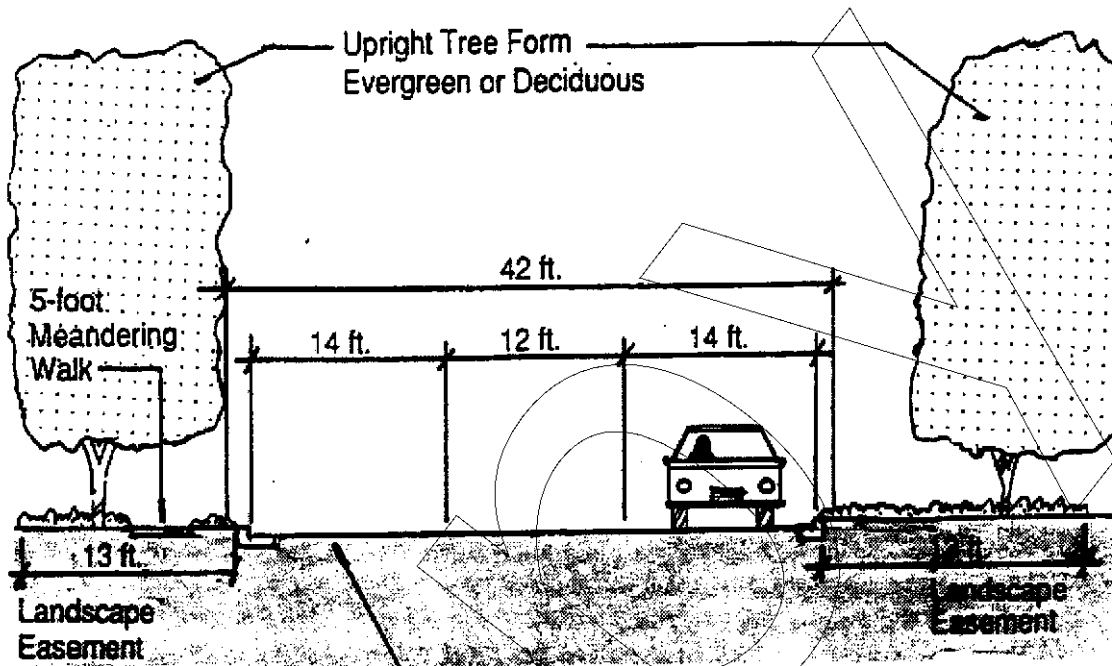
The connection of Gateway Drive to South Meadows Parkway shall prohibit southbound left turns from Gateway Drive onto South Meadows Parkway when warranted and required by the City Traffic Engineer

Gateway Drive shall be constructed in the general location shown in Figure 2, unless the applicant submits a revised traffic report justifying relocation of this road to the satisfaction of the City Traffic Engineer.

A system of local streets will be developed as needed. The exact location has not been determined and will depend on the configuration of future parcels. Local streets will have a right-of-way of 31 feet, with two, 14-foot travel lanes. (Refer to Figure 11.) No on-street parking will be allowed. A sidewalk will either be located on one side or the parcel will be connected to the internal pathway system.

Streets will be graded to a 1 percent minimum for drainage. Since the site is flat, it is not anticipated that street grades will exceed 3 to 4 percent. Cross drainage will be provided on all streets with curb and gutter directing water to storm drains or swales.

All non-conventional sidewalks (e.g., paths, bike paths) shall be located in a public use easement to provide public access to all parcels within the project. Maintenance of those paths shall be provided by either the Master Developer or individual parcel developer.



No On- Street Parking
Either Side

Note: If parcels along Gateway Drive and Prototype Way are not connected to the internal pathway system, an 8-foot meandering walk/ bike path shall be constructed on one side of the street within the 13-foot landscape easement.

Figure 10
**Gateway Drive &
Prototype Way**

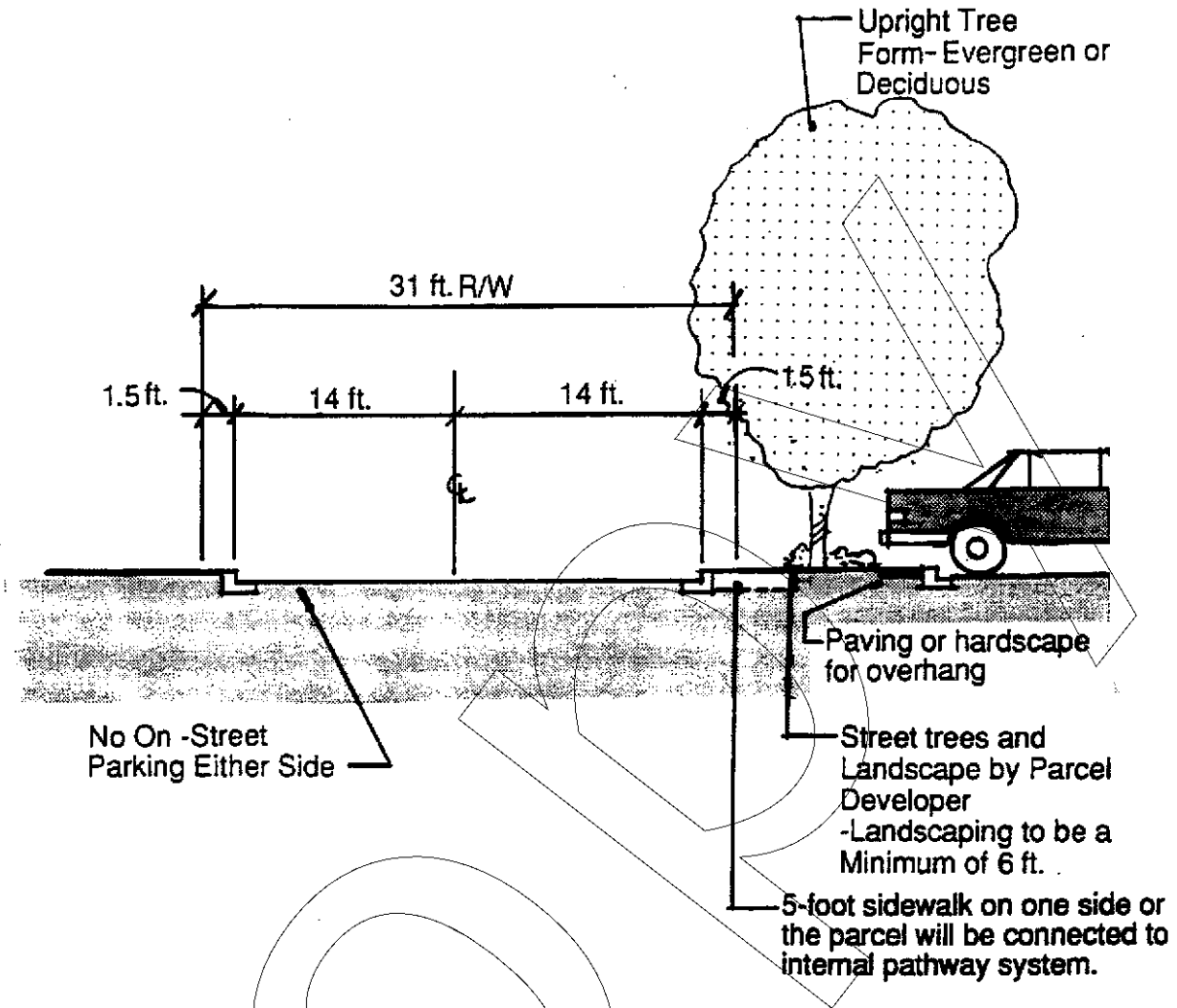


Figure 11
Local Street

The Master Developer or individual Parcel Developer shall have all plans relating to bicycle and pedestrian access approved by the City Traffic Engineer and the Community Development Department. Such facilities shall provide for continuity with other transportation facilities and should provide access to all project entrances

Parking Lots

Parking for all land uses will provide an efficient layout for both vehicles and pedestrians. (Refer to Figure 12.) The amount of on-site parking will be as required by Section 18.06.340 of the City of Reno Zoning Ordinance. (Refer to Appendix B.) Specific standards include the following:

When parking layout exceeds a depth of two rows, align aisles to direct users to building entry locations.

Reduce parking lot size to relate to building scale. Provide several lots separated with landscaped islands rather than one large lot.

Share vehicular driveways between lots to minimize access points to arterial or collector streets. Spacing between driveways will conform to City of Reno standards.

Hardscape may be substituted for wheel stops. When wheel stops are not provided, a minimum of 18-inches of hardscape shall be installed between the landscaping and the end of the space and may be included as part of the overall length of the parking space. Landscaped islands are to be a minimum of 5-feet wide at aisle ends.

All dimensions will meet those required by city standards

To provide orientation in the parking lot, one tree will be planted at the aisle ends and another at the center planters.

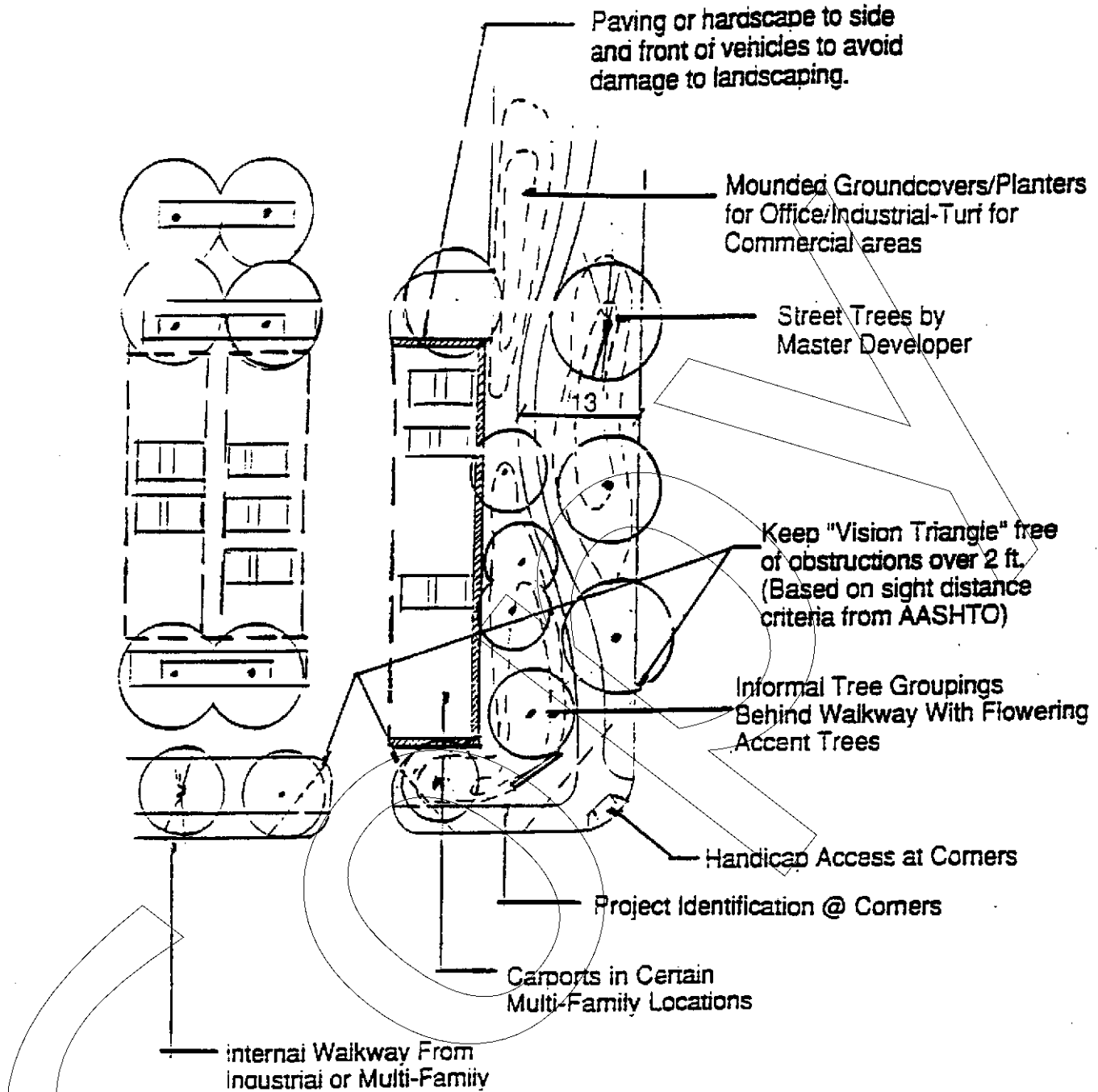


Figure 12
Parking Lot Standards

For retail developments, the trees along the arterial will be clustered to ensure the visibility of signs, retail display windows and store entries.

At the end of the row, parking stalls shall provide adequate paving or hardscape to the side of vehicles to avoid maintenance problems with landscaping. The use of alternative parking space striping (e.g., double lines) may be utilized within parking lots.

Parking lot design will provide for sight distance as required by City of Reno standards both internally and at connections to public streets.

Sidewalks

Sidewalks at Streets - Sidewalk locations are shown in Figures 8 through 11

Double R Boulevard will include an 8-foot wide meandering walk. (Refer to Figure 8.) There will be direct connections to the internal pathway system of the commercial and industrial parcels.

South Meadows Parkway east of the freeway will include an 8-foot wide meandering walk. (Refer to Figure 9.) There will be direct connections to the internal pathway system of the commercial and industrial parcels.

South Meadows Parkway west of the freeway is planned, by NDOT, with two walks, 5-foot wide on both sides of the street behind the curb edge. The walks will continue in front of the corner landscaping.

Gateway Drive and Prototype Way will have a 5-foot wide meandering walk on one side of the street. (Refer to Figure 10.) The intent is to create streetscape interest and make for a pleasant walking experience. If parcels along the collector street are not connected to the internal pathway system, an 8-foot wide meandering walk-bike path will be constructed within the 13-foot landscaped easement.

Local streets will either have a 5-foot wide sidewalk on one side or each parcel will connect to the internal pathway system.

Internal Pathways Figure 13 illustrates the location of internal pathway

Combination pedestrian and bike paths will be 8-feet wide. Paths will be required to be located to allow all users access from adjacent parcels. Internal paths connect to sidewalks at the street to create a useable pattern for walkers exercising at lunch or bicyclists from adjacent multi- or single-family developments.

Fitness stations, located along the internal path system, will be similar to those being used at Virginia Lake and other parks in the City of Reno.

Figure 14 illustrates a multi-purpose path around the perimeter of the wetlands and a deck that may be built to allow pathway users to see out over ponds adjacent to the wetlands. The deck railing could contain photos and information on birds. No improvements will be permitted within delineated wetlands.

ARCHITECTURAL STANDARDS

The purpose of the architectural guidelines is to provide general parameters that will ensure a consistent level of design quality and visual cohesion throughout South Meadows. The guidelines are not intended to discourage creative design or individuality. Rather, they are intended to permit and encourage creativity and imagination in architectural quality. It should be noted that these guidelines consider not only the project site, but also the geographical location and climate of the Truckee Meadows and the city's desire to create a strong positive community identity and image.

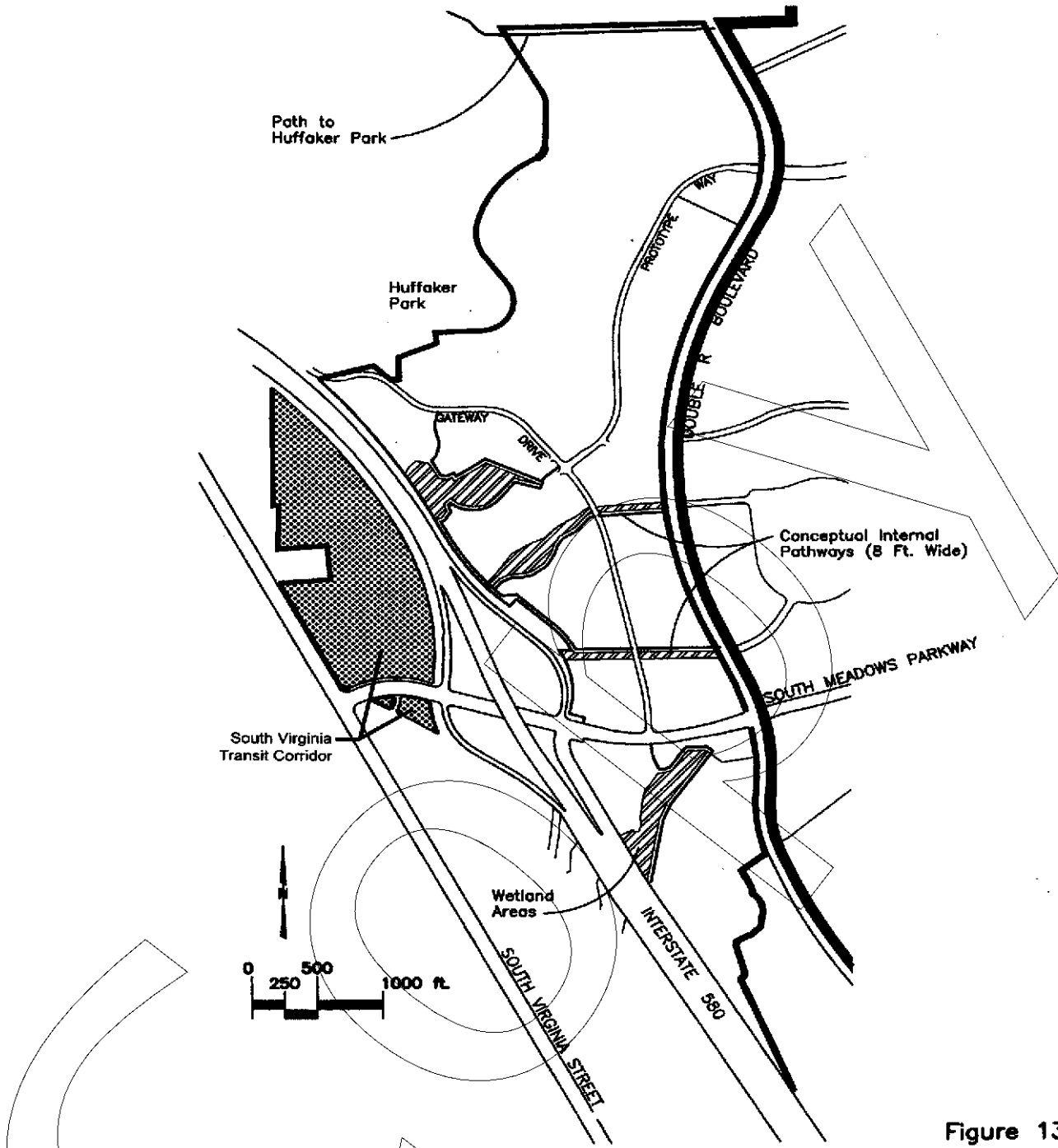


Figure 13
Internal Pathways

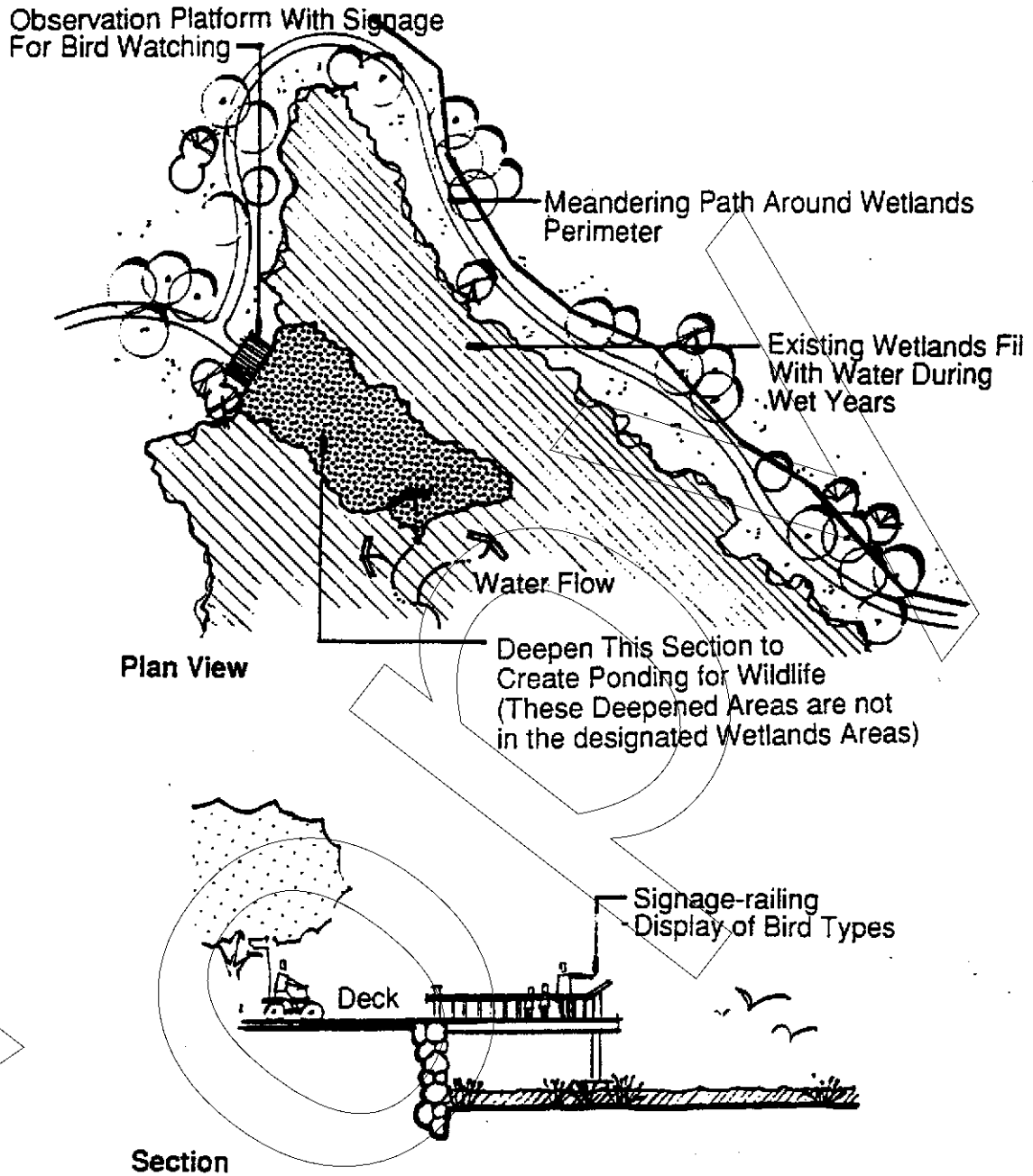


Figure 14
Pathways and Ponding Adjacent to Wetlands

Architectural Styles

The following styles typify the architectural design to be incorporated into South Meadows.

Contemporary Mediterranean. This style will be prevalent in the commercial areas and may also occur in the office areas. This is an amalgamation of styles from several countries of the Mediterranean. It is characterized by roofs of shallow pitch and simple building forms of white, off-white, cream, or pastel stucco, with accent colors on windows, doors, shutters, awnings, and wainscots. Windows are typically simple recessed rectangular openings with various forms of ornamentation such as iron grilles, tile or plaster surrounds, and shutters. Doors are also usually recessed but with more ornamentation and detailing than the windows. Detail treatments include tiles, color accents, pediments, moldings, and small roofs. Balconies verandahs, and porches are common (see figure 16a and 16b).

Contemporary. This architectural style is a product of current modern design philosophies. Frequently utilized for larger commercial and office structures where the mass of the building predominates over artistic detailing. Building identities are created by their distinctive function and variations in the basic building materials. In South Meadows, this style will predominate in the industrial and office areas. Glass will be a commonly used material and will be incorporated in a manner similar to that shown in the photographs in Figures 15a and 15b.

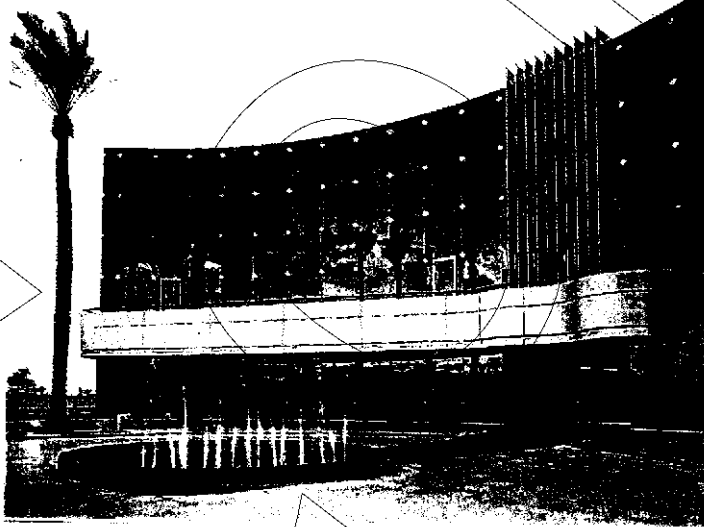
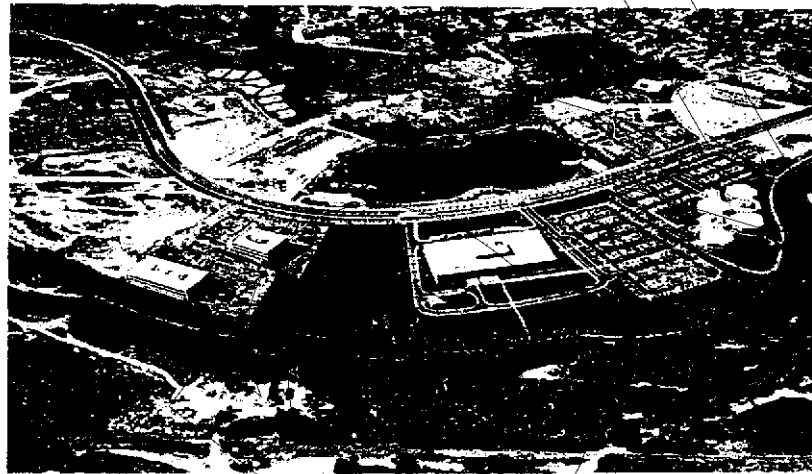
Building Image

- While architectural styles may vary between Planning Units, each Planning Unit will utilize a uniform architectural style that compliments adjacent Planning units. (A map of the Planning Units is presented in Figure 33.) All new buildings on the combined 33.86± acre Renown Hospital parcel (6.87± acres of which is located in South Meadows PUD Planning Unit S, Phase III and 26.99± acres of which is located in South Meadows PUD Planning Unit G, Phases I and II) shall be architecturally consistent with existing buildings and the architectural character as shown on the photographic examples on page 43 (Figure 16c).
- Architectural detailing should be clean and simple and in harmony with the surroundings.



Common Area Between Office Use and Wetlands

Office/Industrial Site Plan, With Major Arterial



Contemporary Office Exterior

Photographic Examples

Figure 15a



Contemporary Offices &
Their Relationship to
Wetlands

Contemporary
Mediterranean
Architectural Style



Office/Industrial
Site Plan

**Photographic
Examples**

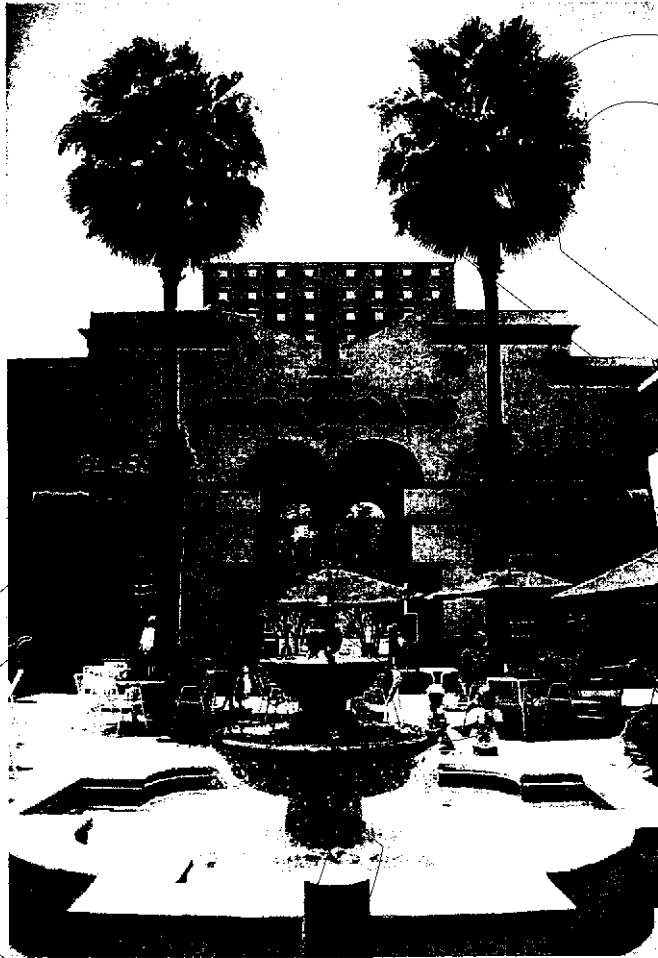
Figure 15b



Mediterranean
Architectural Style

Photographic Examples

Figure 16a

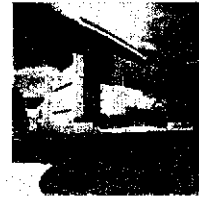


Mediterranean
Architectural Style

Photographic Examples

Figure 16b

Architectural Character



The architectural character of the proposed future tower shall be consistent with the existing Diagnostic & Treatment Center and adjacent Medical Office Building.

Renown Health
South Meadows Campus
Planning Submittal

HMC
Architects
November 11, 2009

Figure 16c
Photographic Examples

Building Massing

Massing can vary from building to building but must reinforce the concept of visual cohesion, the creation of pedestrian spaces, and a strong contemporary character.

Utilize building forms to create pedestrian areas that are protected from the wind but oriented to the sun.

Utilize steps and/or recessed exterior balconies to articulate building form.

Articulate the building base with material changes, fenestration changes, provision of an arcade, or expression of building entrance.

Facade Treatment

Exterior Materials:

- Preferred building materials include, but are not necessarily limited to, glass, glass block, stone, tile, brick, concrete block, precast concrete, metal panels, and composition panels. Glass will be a commonly used material throughout the project. Various hues, including blues, greens, and silvers, will be used. Stucco will be used on buildings with Mediterranean architecture.
- The use of exterior wood siding and wood shingles is prohibited.

Surface Articulation:

- Use variation of surface textures in harmonious combinations.
- Use variations of wall and window surface planes achieved through use of reveals, recesses, projections, or attachments.
- Where a rear or side facade is exposed to public view, it will be given architectural treatment compatible with the overall building's architectural design.
- Articulate spandrel panels with the use of multiple colors, tones of the same color, or changes in texture.

Color:

- Exterior wall materials should be predominantly earth tones. In areas where Mediterranean architecture is predominant, colors consistent with this architectural style should be used (e.g., white, off-white, cream, pastel).
- There should be some diversity and contrast of color value, tone, and hue.
- Bright colors are to be used sparingly for design accent.
- All flashing, sheet metal, vent stacks, and pipes shall be painted to match the adjacent building surface and roofs.
- Each Planning Unit shall have a consistent and uniform color palette for signage.

Ground Floor Treatment

Visually integrate building materials and design features with materials and design features of both landscape and free-standing signs.

Accent main building entries with use of entry courtyards or other features so as to be easily recognizable from approaching automobiles and to provide "ceremonial" entry for pedestrians.

Provide plaza areas adjacent to buildings for pedestrian activity. These spaces should be protected from the wind and oriented to the sun.

Articulate the building base with attention to detailing, materials, colors, finishes, lighting, and arcades.

Large, blank walls at the building base shall be avoided.

Rooftop Screening

Roof-mounted mechanical equipment shall be screened with materials architecturally integrated with the building design. It may not be possible to completely screen roof-mounted mechanical equipment from the view of passing motorists on U.S. 395, because the freeway is elevated in relation to the

site. In cases where mechanical equipment may be visible from the freeway, a cross section will be prepared, and screening will be provided to the approval of the Community Development Department.

Communication equipment such as satellite dishes and radio antennas may remain unshielded if necessary for proper function; however, it should be visually integrated with the building design.

All HVAC ducting and other piping must be concealed from view

Rainwater Drainage

Gutters and downspouts shall be concealed, unless designed as a continuous architectural feature painted to match adjacent roof and wall materials.

LANDSCAPE DESIGN ELEMENTS

The purpose of this section is to establish comprehensive design guidelines by defining requirements for project entries, landscaping, walls, fences, lighting, and signs. Installation specifications, maintenance guidelines, and the definitions of areas of responsibility are also outlined so that each Parcel Developer will understand and conform to the overall design concept.

Installation and Maintenance

The installation and maintenance of all design elements including walls, landscaping, signs, etc. is initially the responsibility of either the Master Developer or the individual Parcel Developer. The Master Developer is responsible for the installation and maintenance of the landscape design elements in the public rights-of-way, landscaped easements, and common open space. As streets are constructed, associated landscaping will be installed. Initially, the Master Developer will retain responsibility for the maintenance of these areas. After this initial period, maintenance responsibility will be relinquished to the Building Owners' Association. The Parcel

Developer is responsible for the installation of landscape design elements in private common areas and parking areas.

Approximately 20 acres of common open space are shown on the tentative plan. (The size and location of these areas is based on the final wetland delineation prepared by the Corps of Engineers.) It is anticipated that additional common open space (non-wetlands) will be identified as development occurs. As required by NRS 278A.120, all common open space will be set aside for the use and benefit of the owners of South Meadows. The city may accept the dedication of common open space or any interest therein for public use and maintenance. The Building Owners' Association may own and maintain the common open space and may not be dissolved. No common open space may be disposed of by either the Master Developer or the Building Owners' Association without first offering to dedicate the common open space to the City of Reno (NRS 278A.130).

Project Entries

The intent of the project entry landscaping and signs is to announce arrival at both the project and individual parcels, establish a level of project quality and unity, and provide a distinct identity. Entry locations are shown in Figure 17. Conceptual plans for the entries are presented to further clarify the intent of the design guidelines. As the project is developed, additional major and minor entries may be identified.

Minor Project Entries The Master Developer is responsible for the installation of the minor project entries.

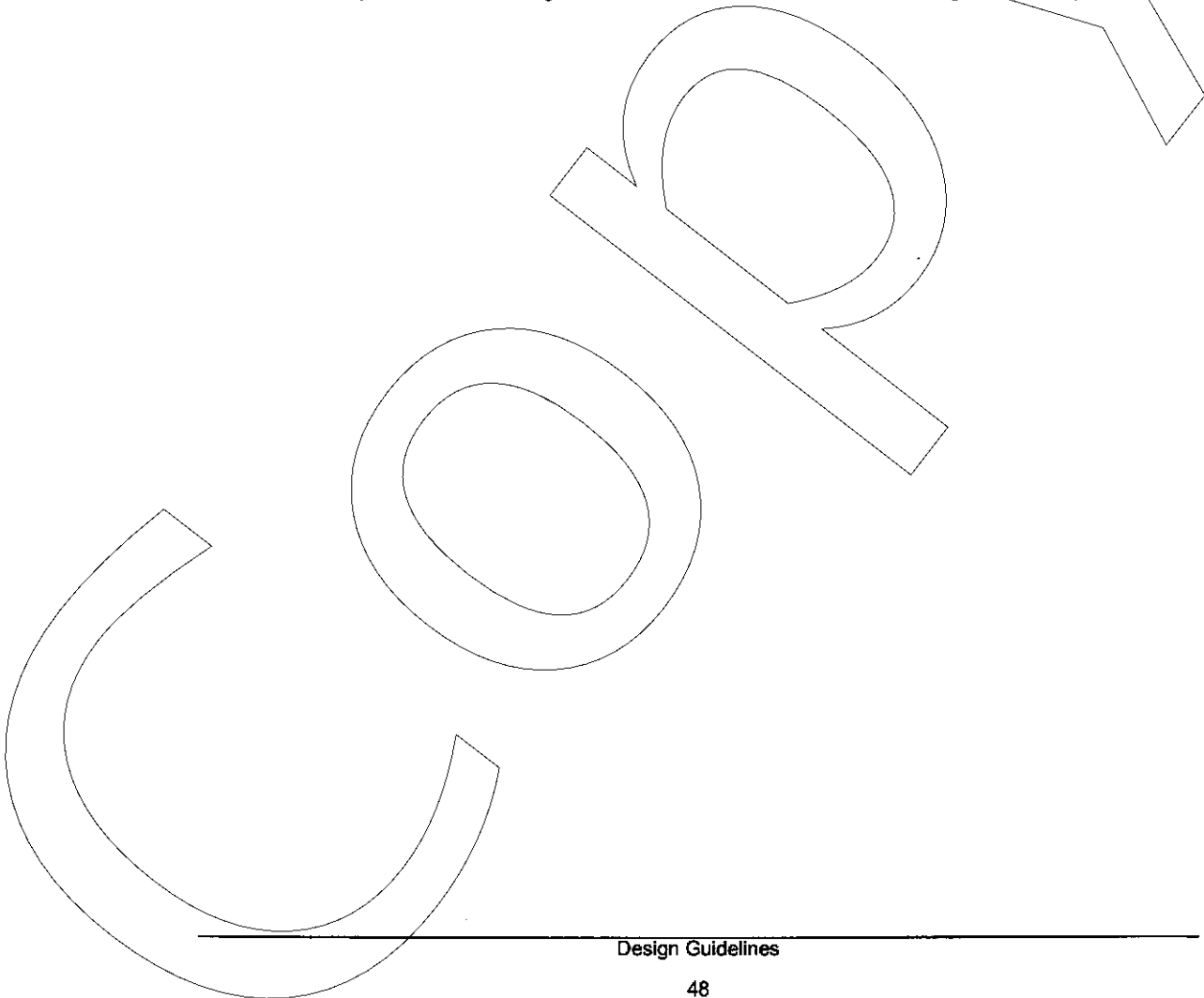
As shown in Figure 18, landscaping will consist of signs and plant material in a semi-circle at corner locations. Plantings will be either in formal rows or clusters, with evergreens for winter form and low perennials for spring and summer color. An accent tree row around the perimeter will provide a backdrop for the entry.

Major Project Entries The Master Developer is responsible for the installation of the major project entries.

Major entries will be distinguished from minor entries by size of landscaping, size and shape of signs, and plant material type (Refer to Figure 17). Major entries could have displays of annual flowers planted each spring and bulb displays planted in the fall. A more formal look may be created by planting in rows and massing.

U.S. 395 Freeway Entry The Master Developer is responsible for the installation and maintenance of the U.S. 395 freeway entry.

- Landscaping is proposed in the U.S. 395 freeway right-of-way along South Meadows Parkway. Planting will consist of informal drought-tolerant plants as shown in Figure 20. No signs will be located within the right-of-way.



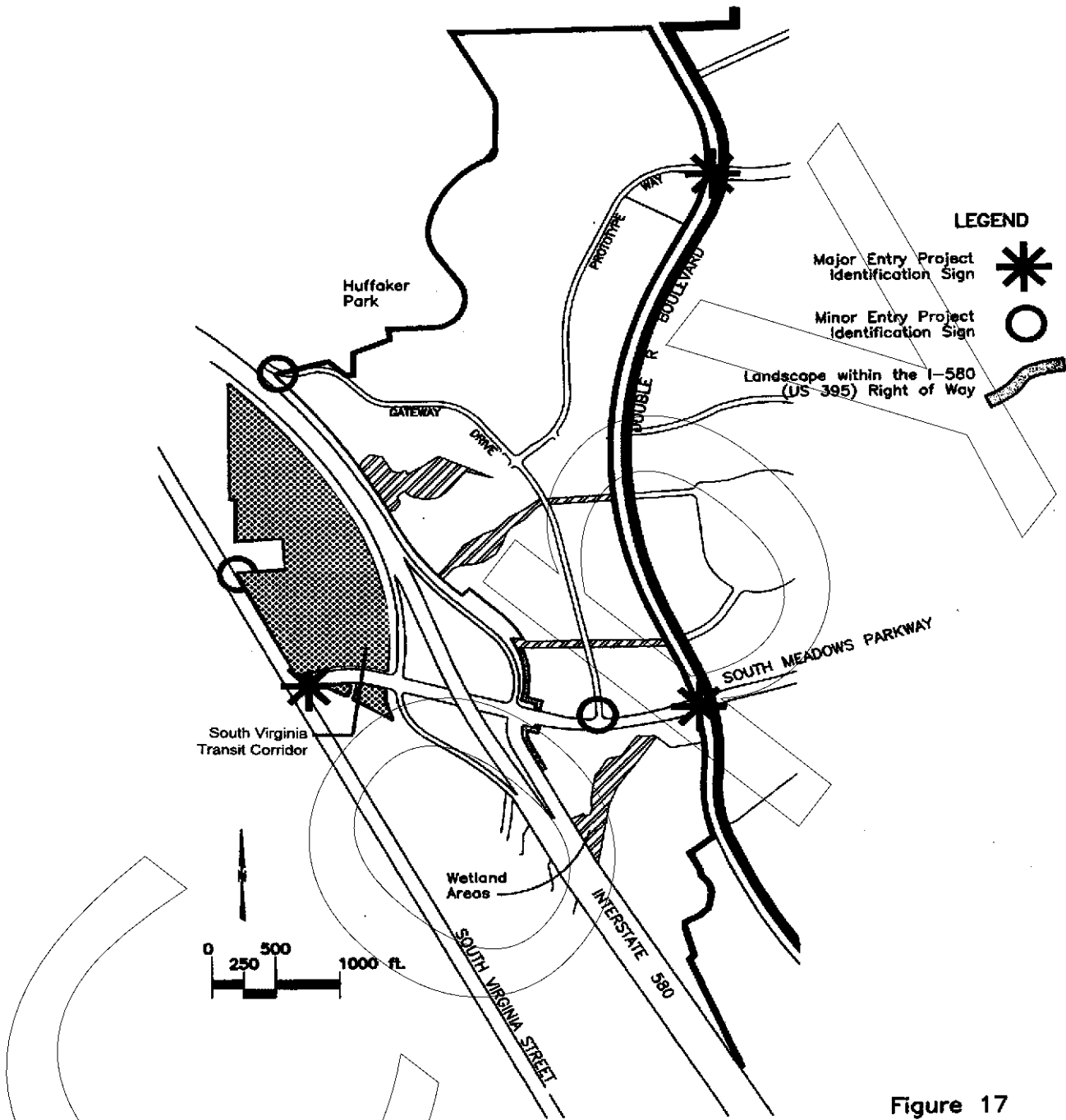


Figure 17
Project Entries

Fences and Walls

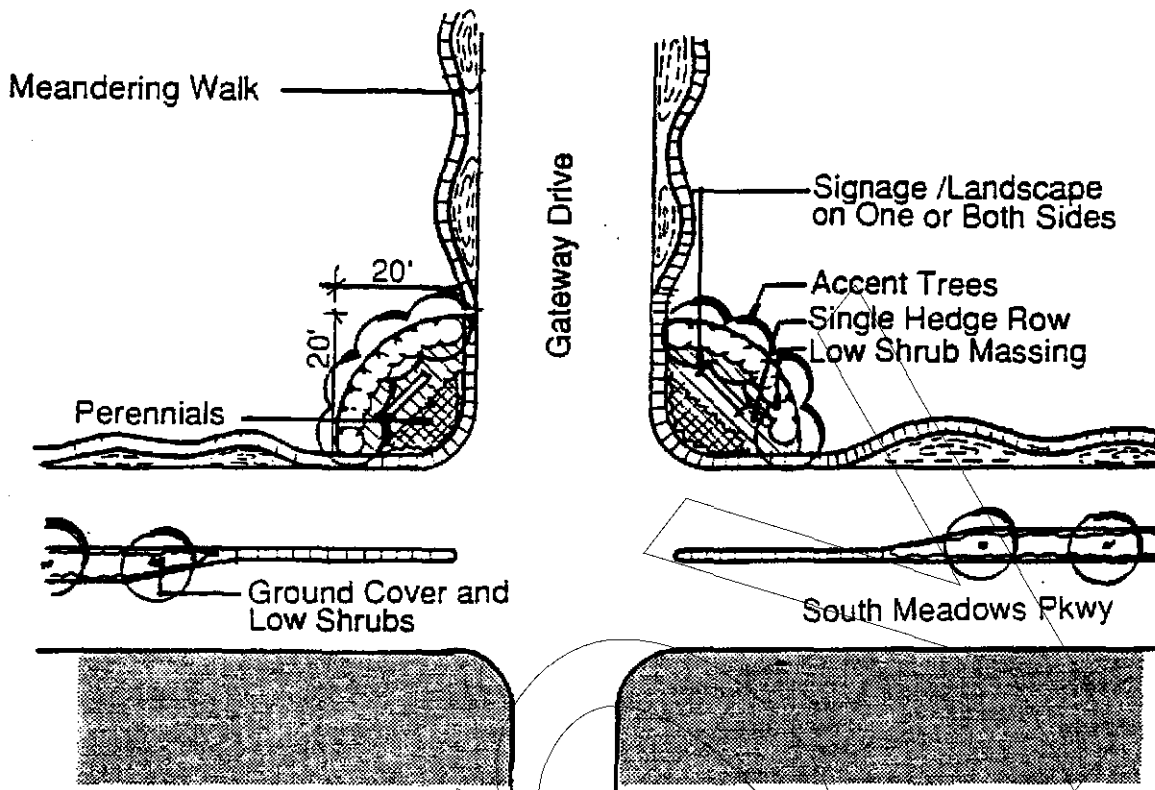
Fences and walls will be used for screening, sound attenuation, and as a division between common open space, private parcels, and different land uses.

Low fences between wetlands and private parcels will consist of a 36-inch high split rail fence with two horizontal rails. (Refer to Figure 21.) The intent is to define common area and private land without walls.

Solid, view-screening walls, berms, or landscaping will provide a barrier between different land uses and will be used in locations where noise attenuation is necessary. Walls will also screen service areas and trash enclosures. (Refer to Figures 21 and 22.) Integral color blocks consistent with the building material will be utilized with a split-face texture. An accent band of an oversized block will be added for horizontal pattern. In areas where Mediterranean architecture is predominant, decorative walls and fences, consistent with this architectural style, may be used.

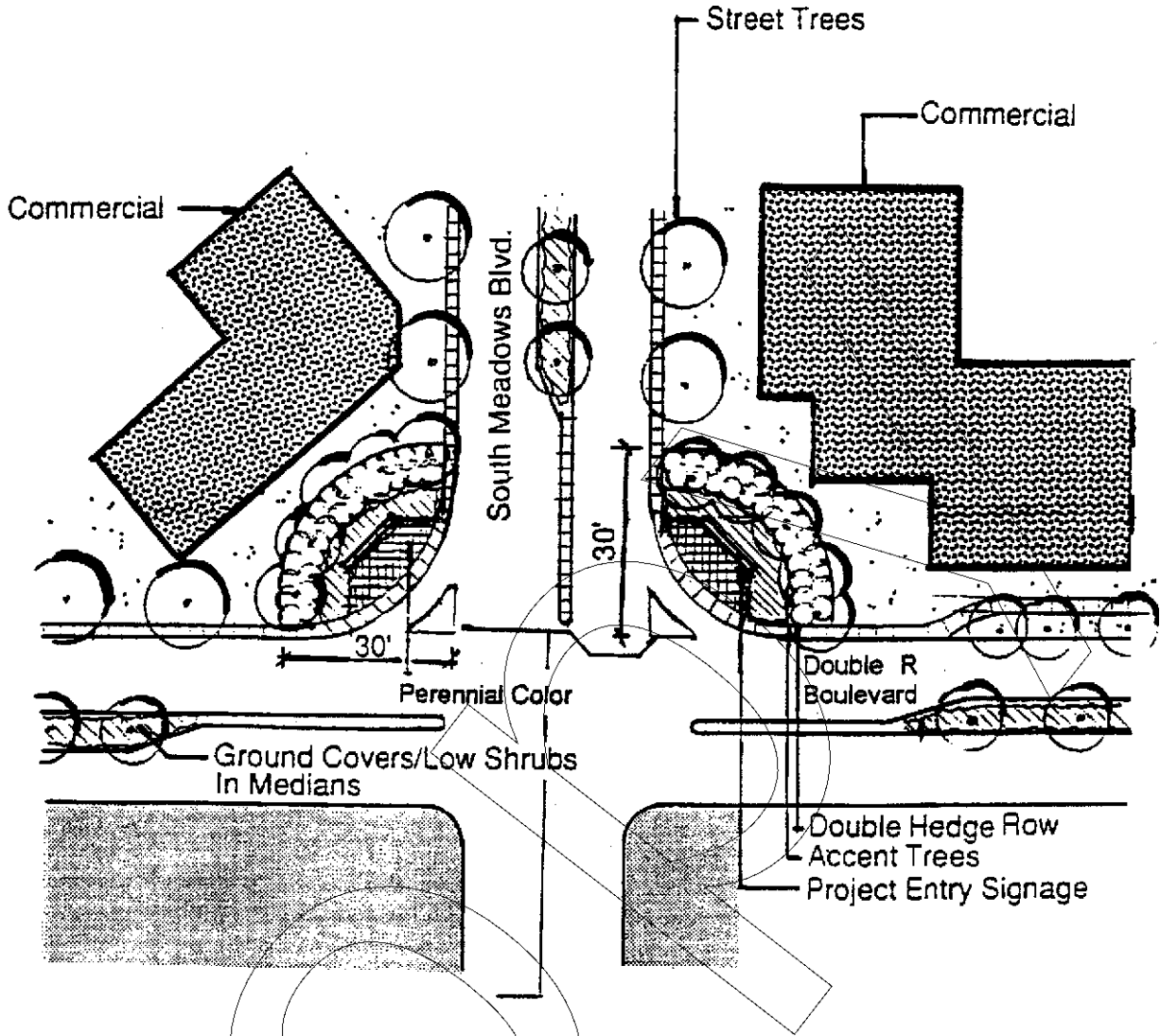
Lighting

The overall design concept is to create a cohesive hierarchy of lighting with clear delineation of use areas. The intent is to provide night safety without glare or spill over of light onto adjacent uses. The guidelines describe lighting in common areas.



South Meadows Pkwy. and Gateway Drive

**Figure 18
Typical Minor Project Entry**



Right turn islands may also be required at the east and west off-ramp intersections with South Meadows Pkwy, as determined by the City Traffic Engineer.

South Meadows Blvd. and Double R Boulevard

Figure 19
Typical Major Project Entry

Extend Landscape 150-200 ft.
Both Directions With Informal Groupings

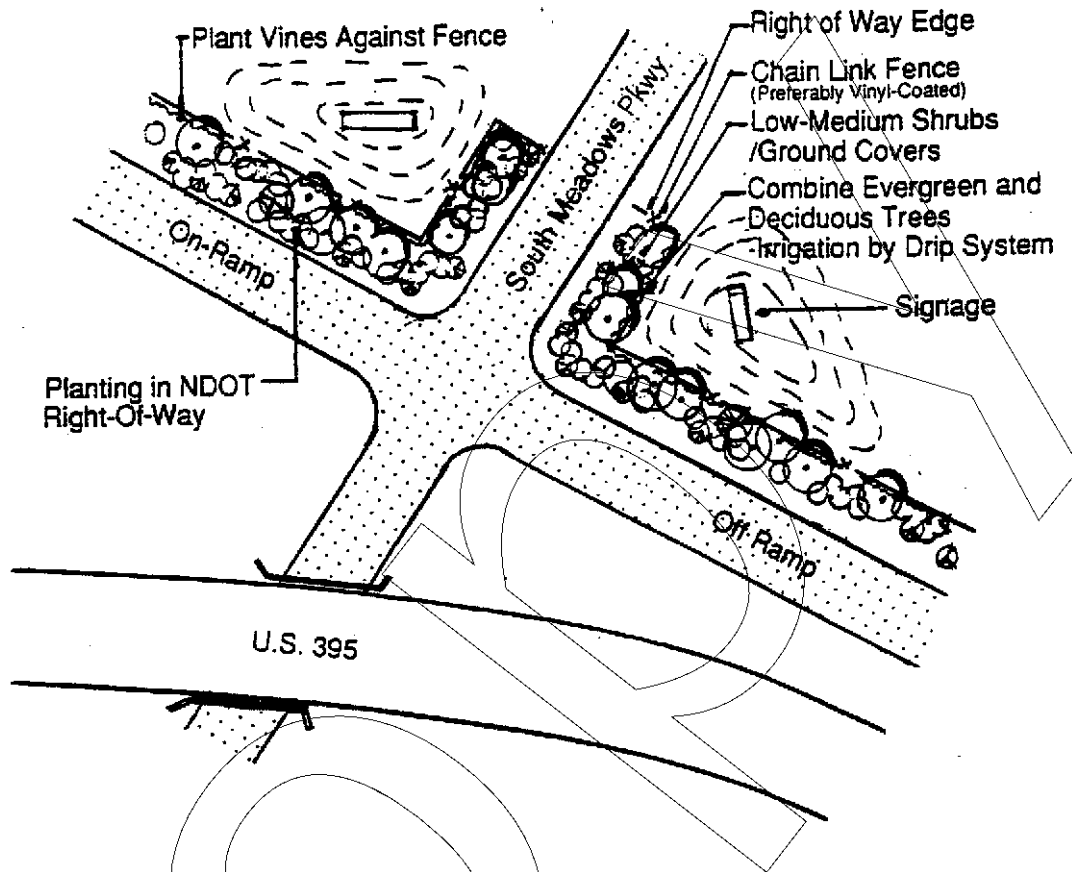


Figure 20
Landscape Entry at U.S. 395 Freeway

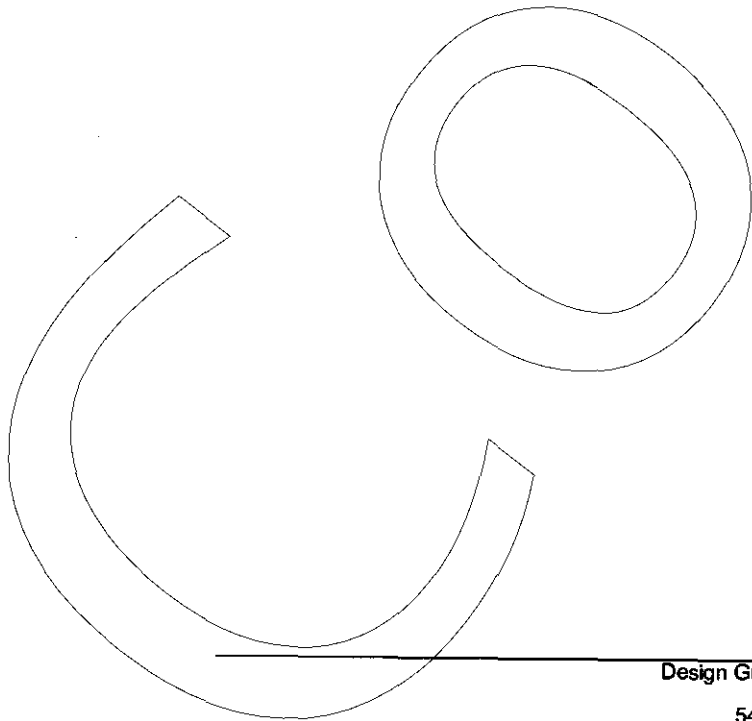
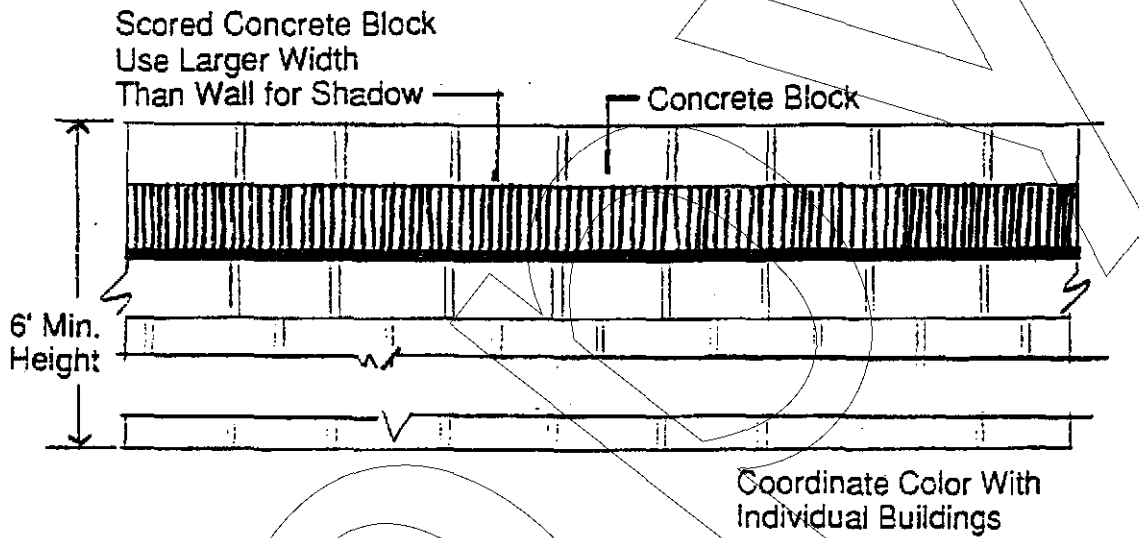
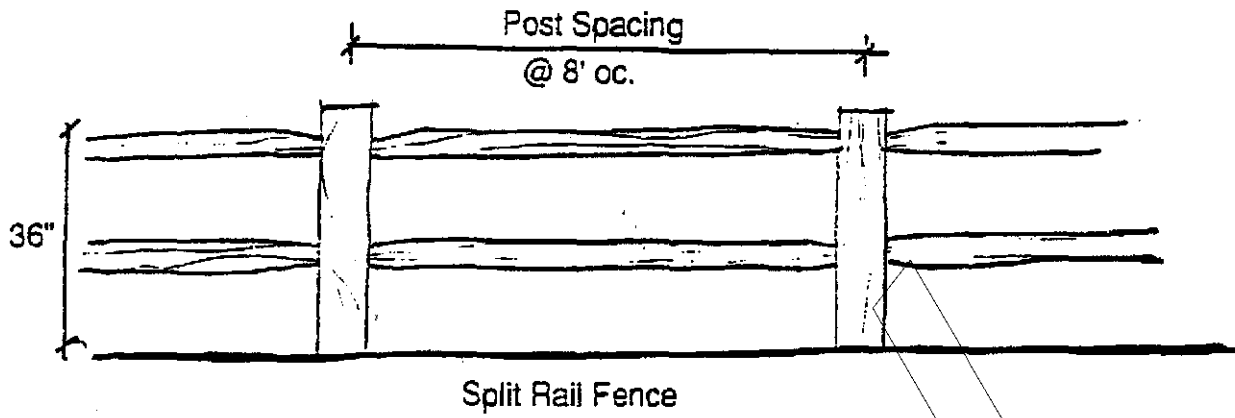


Figure 21
Fences

and private property. Lighting within the public right-of-way will comply with city standards. Any special lighting hardware will be maintained by the developer.

Parking lots will be lit to provide for safe use after dark. Entries to buildings will be a lower level light to help identify pedestrian walkways. Light standards will be located to avoid shading by trees, canopies, and buildings. The primary light source is the double-headed "shoe box" style light on a 16-30 foot pole. (Refer to Figure 23.) In areas where Mediterranean architecture is predominant, decorative lighting, consistent with this architectural style, may be used.

Pedestrian zones around building entries and interior walkways will utilize 20-foot tall poles constructed of metal with matching color. Fixtures will be located at intervals that provide continuity for pedestrian illumination. Lighting on walls (recessed or wall-mounted) and indirect up-lighting for trees or sculpture will be encouraged.

Buildings will use indirect light from interior illumination spillover or overhead down lights. The intent is to prevent lighting from casting glare onto adjacent lots, streets, and residential units. Lighting should accent building design and provide functional lighting for safety. Service area lighting will be minimal and designed to stay within screen walls.

Landscaping

All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc. selected from the plant material list to be developed by the Master Developer. This list will stress the use of evergreen plants for a pleasing look in all seasons. Parcel Developers should assess existing landscaping adjacent to their property, and whenever possible, reinforce and complement that established character. Landscape plans are to be prepared by a licensed landscape architect. Parcel Developers shall submit landscape plans to the Master Developer for approval. After approval by the Master Developer, the landscape plans shall be submitted to the proper agencies for approval prior to installation.

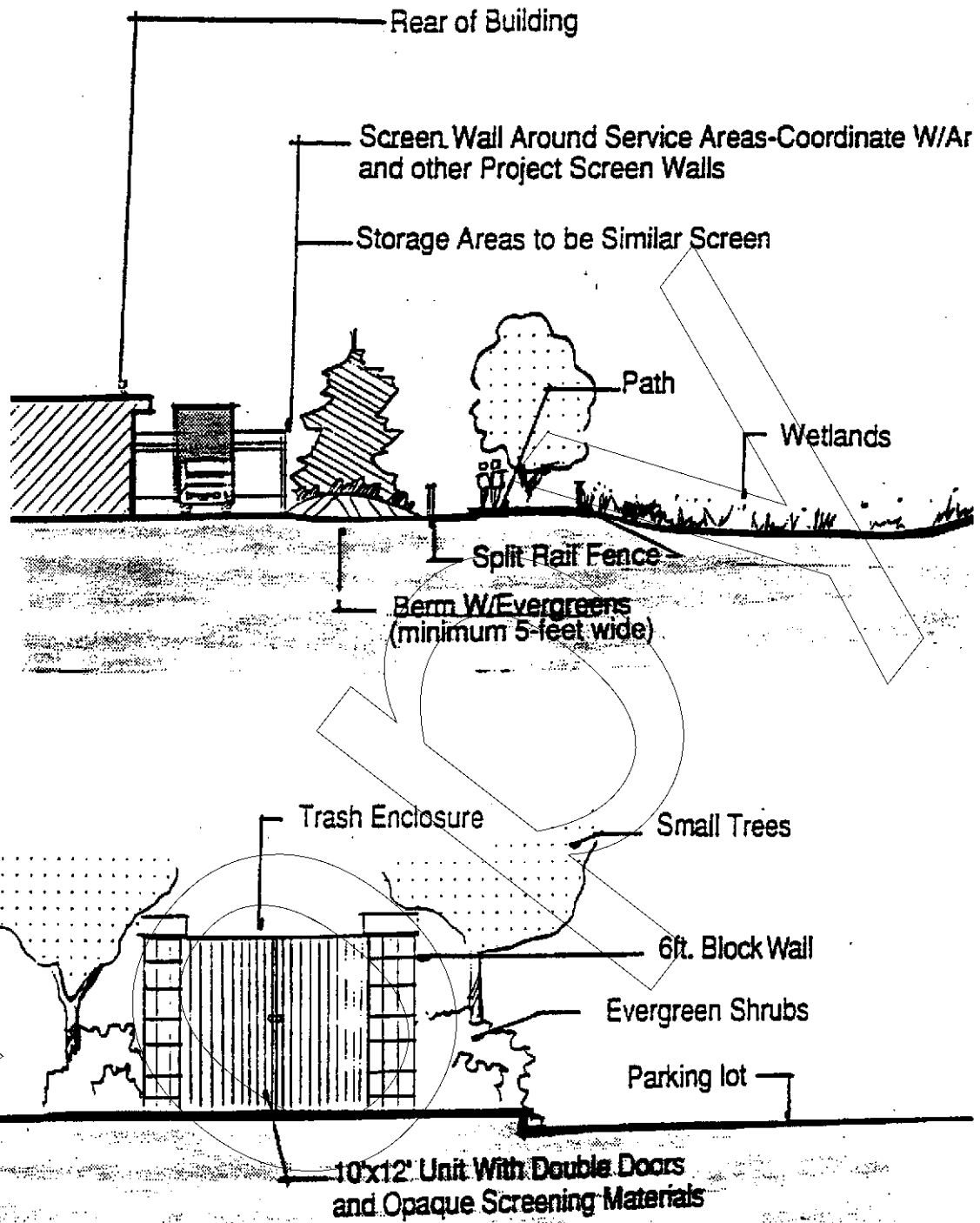


Figure 22
Screening Walls

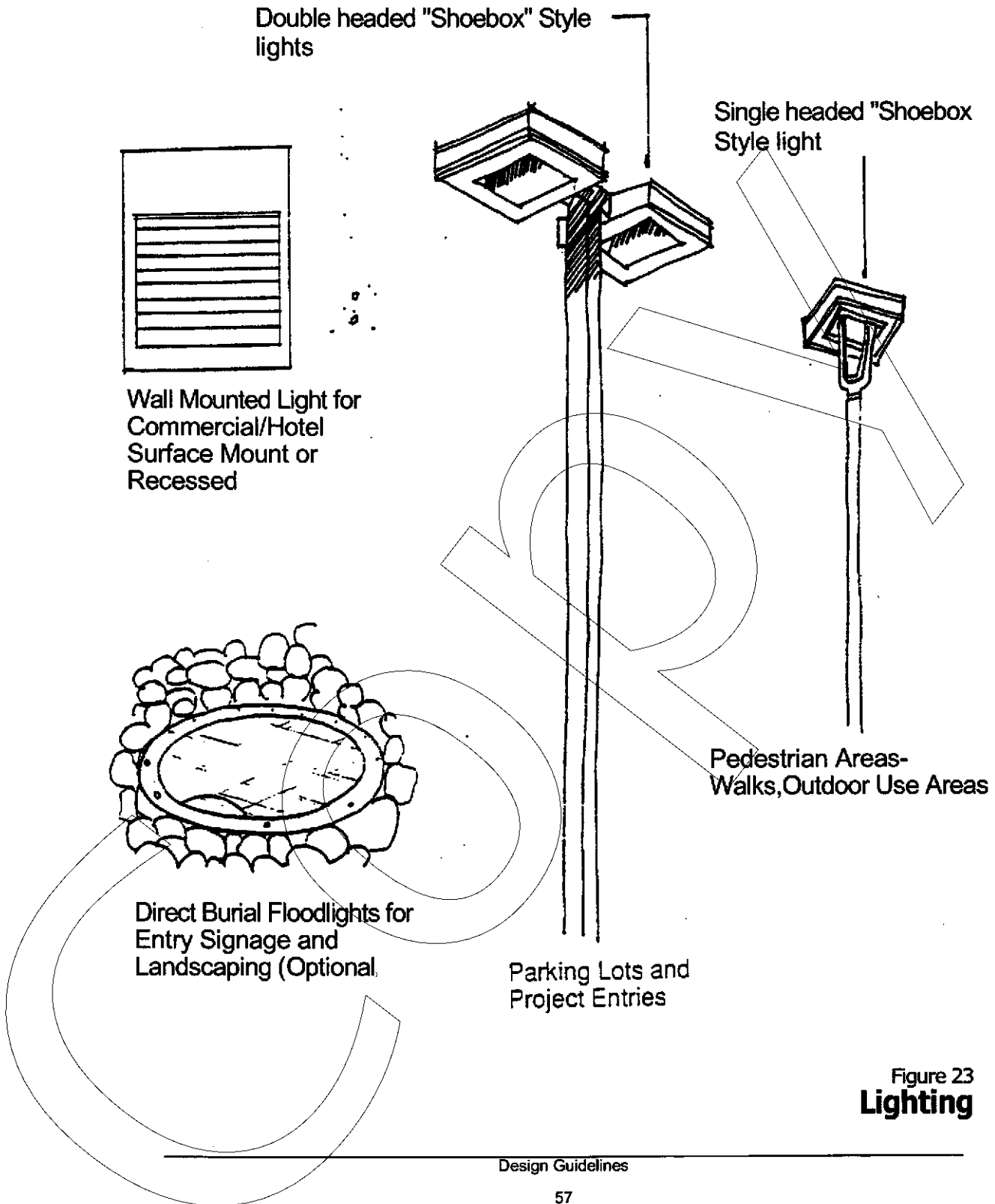


Figure 23
Lighting

The minimum portion of the parcel to be permanently landscaped is identified below

- In office and public facility areas (Planning Unit G), a minimum of 20 percent of the gross site area. (The Planning Units are shown in Figure 33.)
- In commercial and industrial areas (Planning Units A, B,C, D, E, F, and G) a minimum of 15 percent of the gross site area.
- Parking lot and street frontage landscaping is required and cannot be reduced with wetland, freeway, and median credits. This landscaping may be counted towards the total area percentages.

Landscaping in Medians Median landscaping and decorative paving installed in public streets may count toward the landscape requirement for parcels abutting Double R Boulevard and South Meadows Parkway, at the discretion of the Master Developer. The Master Developer will receive landscape credit, at a ratio of 1:1, for any landscaping installed in medians. This credit may be used on-site, as determined by the Master Developer and in accordance with other landscaping provisions. The Master Developer shall maintain a list of all landscape credits (i.e., amount, location), which shall be updated and submitted to the Community Development Department with each building permit application.

Landscaping Along U.S. 395 -To add to the identity of the project and to establish a level of project quality and consistency, the Master Developer may desire to landscape the slope embankments along the U.S. 395 freeway adjacent to this project. Any landscaping installed by the Master Developer in the right-of-way for the freeway shall be coordinated with the Nevada Department of Transportation. The Master Developer will receive landscape credit, at a ratio of 1:1, for any landscaping installed in the right-of-way for U.S. 395. This credit may be used on-site, as determined by the Master Developer and in accordance with other landscaping provisions. The Master Developer shall maintain a list of all landscape credits (i.e., amount, location), which shall be updated and submitted to the Planning Department with each building permit application.

Revegetation Around Wetlands Several edge conditions will be present around wetlands such as: berming, ponding, and revegetating of disturbed areas. A berm is shown around one wetland area as a part of the flood control channel. The height of the berm will be determined by hydraulic analysis. The side slopes will be 3:1 or less and covered with seeding and straw matting for stability. The seeding will be a combination of grasses.

In several areas, ponding will occur adjacent to wetlands. Ponds may be mechanically deepened to allow for the natural accumulation of water. Regraded areas between wetlands and parking/service areas/buildings will include a minimum 5-foot wide landscape strip with berming. (Refer to Figure 24.) Landscaping may include a combination of ground covers, shrubs, and trees. Water-loving trees, such as cottonwoods, alders, and willows, may be planted. Evergreen trees will be used to screen adjacent private use. A 3-foot high, 2-rail wood fence will indicate the edge of the wetlands.

The Master Developer will receive landscape credit, at a ratio of 1:1, for landscaping installed in and adjacent to designated wetlands. This credit may be used on-site, as determined by the Master Developer and in accordance with other landscaping provisions. The Master Developer shall maintain a list of all landscape credits (i.e., amount, location), which shall be updated and submitted to the Community Development Department with each building permit application.

Revegetation Along Thomas Creek Figure 25 illustrates the proposed improvements at Thomas Creek. Trees will be planted along the channel edge, typically water-loving trees such as cottonwoods, alders, and willows. Riparian shrubs will be planted along with the trees for wildlife habitat and bank stabilization. (Refer to Figure 26.)

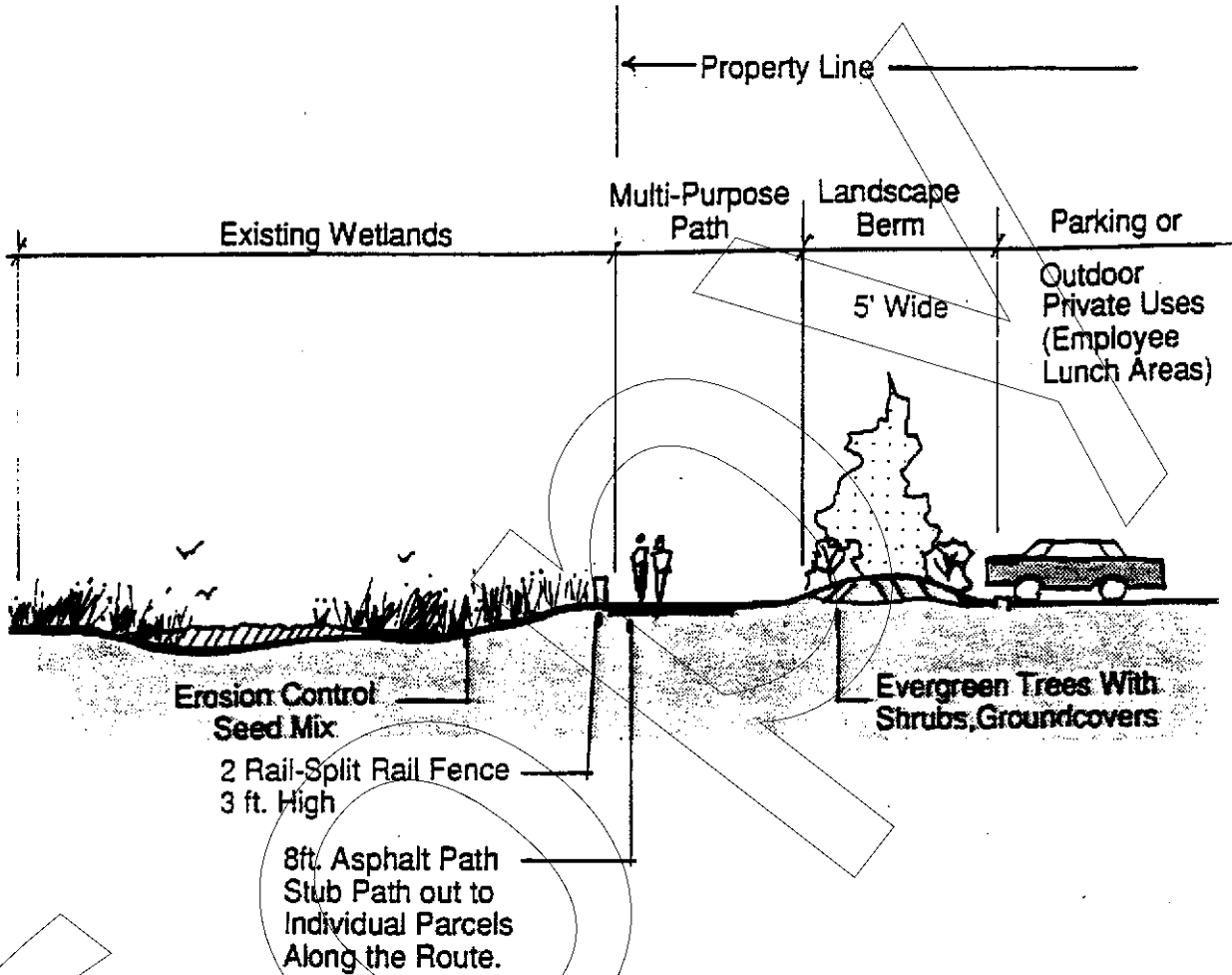


Figure 24
Section Through Wetlands-Commercial/Office

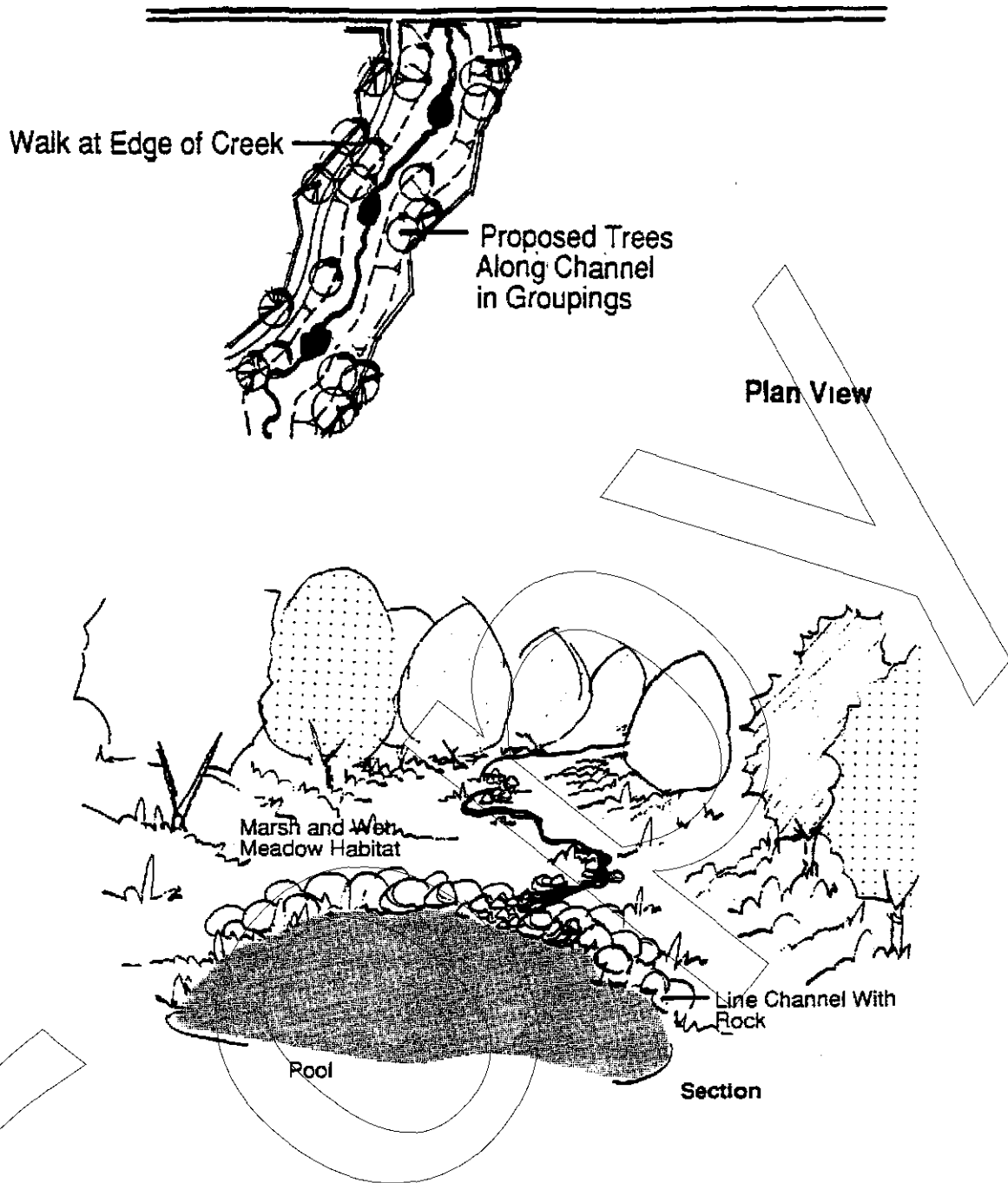
Revegetation of Slopes Any 3:1 slopes will be seeded with grasses and native vegetation. (Refer to Figure 27.) Seeding will occur in late fall or early spring. To prevent erosion, the slope will be covered with a biodegradable straw matting, which typically lasts about three years. A permanent irrigation system will be installed for any trees planted along the slope.

Irrigation Irrigation is to be totally automatic, with controller, electric valves, and quick couplers for supplemental watering. All plants will be grouped into zones according to water requirements, with one valve per zone to minimize over-watering. Trees, shrubs, and groundcovers will be irrigated with a drip irrigation system and/or micro-spray heads. Lawn areas will be irrigated with a low gallonage spray system. Reclaimed water will be used wherever feasible. When reclaimed water is used, the amount of turf area may be increased to 75 percent. When reclaimed water is not used, the amount of turf area is 50 percent.

All main lines and laterals will be equipped with manual rain valves to drain the system in late fall. Automatic drain valves will not be permitted since the automatic valves waste water throughout the irrigation season.

Irrigation plans are to be prepared by a licensed landscape architect. Parcel Developers must submit irrigation plans to the Master Developer for review and approval. After approval by the Master Developer, the irrigation plans must be submitted to and approved by the City of Reno.

Maintenance From the completion of installation, landscaping shall be maintained in a sightly and well-kept condition. Each Parcel Developer shall provide continuous maintenance for all planted and hardscape areas within their parcel, keeping it free and clear of weeds, debris, and rubbish. All Parcel Developers will be required to maintain plant materials in a thriving condition of growth by practicing proper agricultural techniques of pruning, pest control, and fertilization. When landscaping is not properly maintained, the Master Developer or Building Owners' Association may, after 30 days notice, enter private property for maintenance purposes and bill the property owner.



Note: Treatment Shown is Permitted by Corps of Engineers.

Figure 25
Thomas Creek Channel

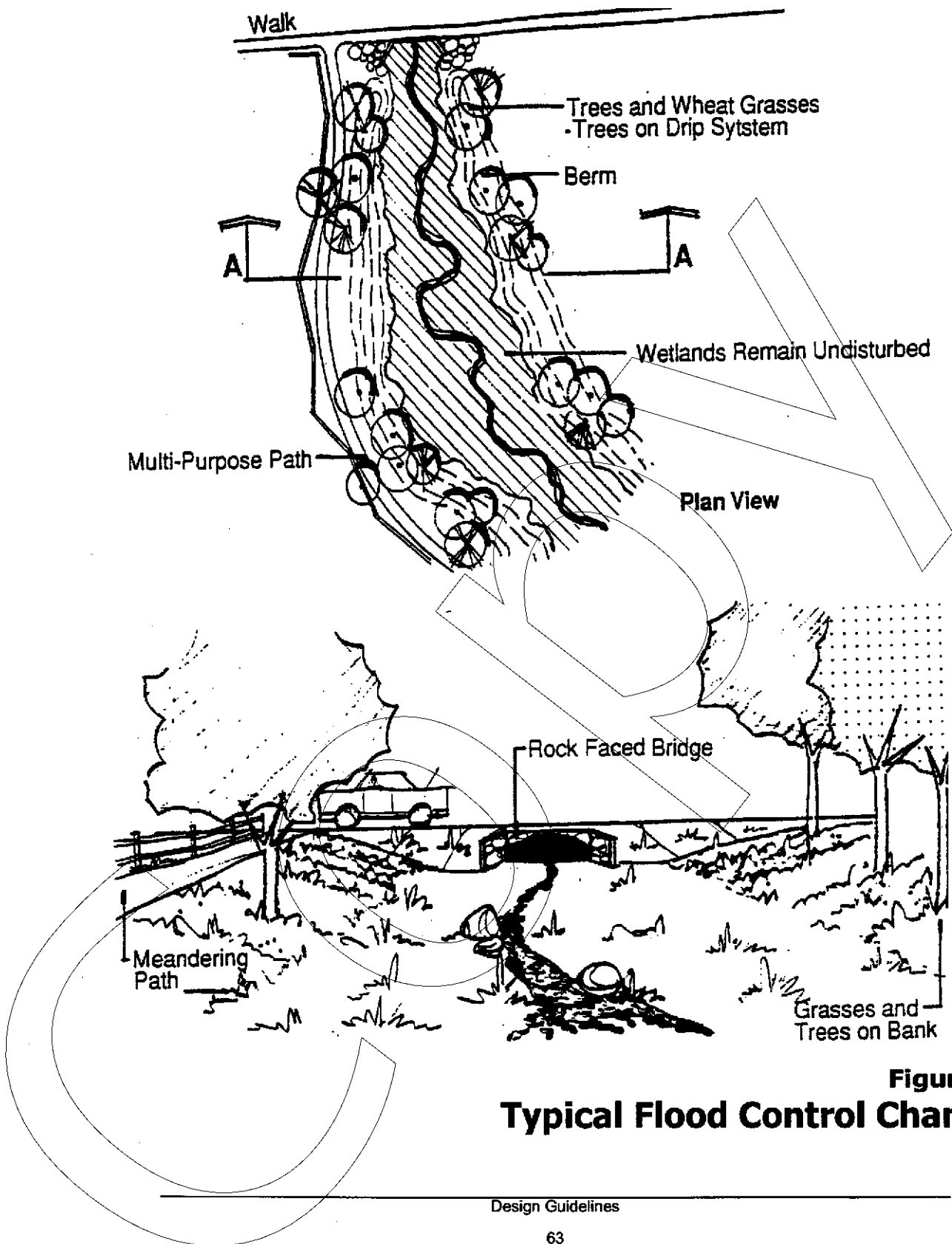


Figure 26
Typical Flood Control Channel

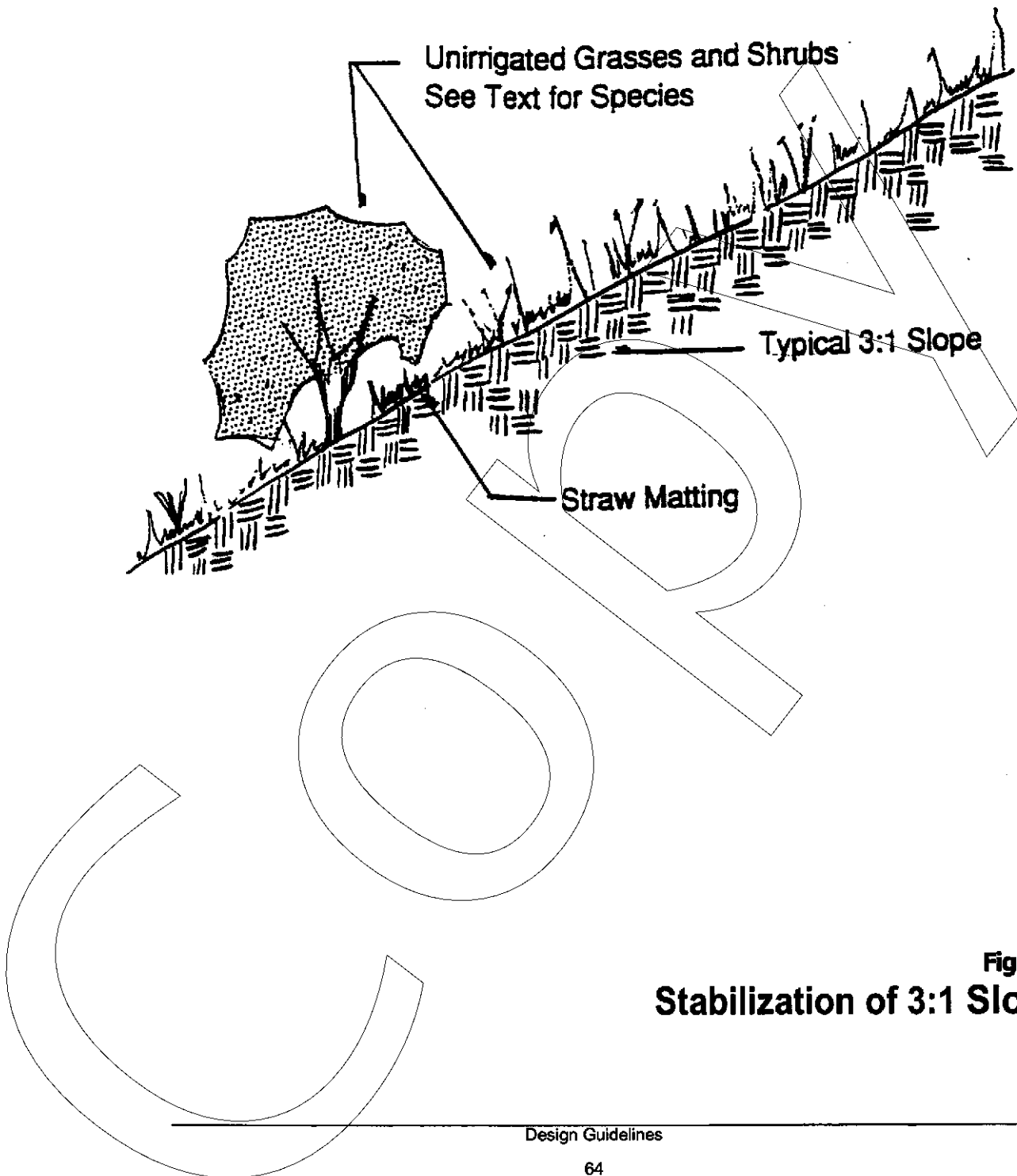


Figure 27
Stabilization of 3:1 Slopes

Landscaping and irrigation installed by the Master Developer shall be maintained in a healthy and operational condition and will eventually be transferred to the Building Owners' Association which will then assume maintenance responsibility. All plant material failure shall be replaced with the same materials that will match the size and height of adjacent material.

Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff will be kept to a minimum.

Signs

(For parcels located within Planning Unit G, refer to page 74)

The intent of the sign program is to establish a recognizable hierarchy of entries and intersections. The signs will enhance the design elements of South Meadows and confirm the perceived order of the streetscape. Five types of signs are proposed for the project -- major and minor project entries, parcel identification, directional building identification, and temporary signs.

Any illuminated sign or lighting device shall employ only lights emitting a constant intensity. No sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lights. In no event shall an illuminated sign or lighting device be placed or directed to permit the beams and illumination to be directed or beamed upon a street, sidewalk, or adjacent premise, thereby, causing glare or reflection that may constitute a hazard or nuisance.

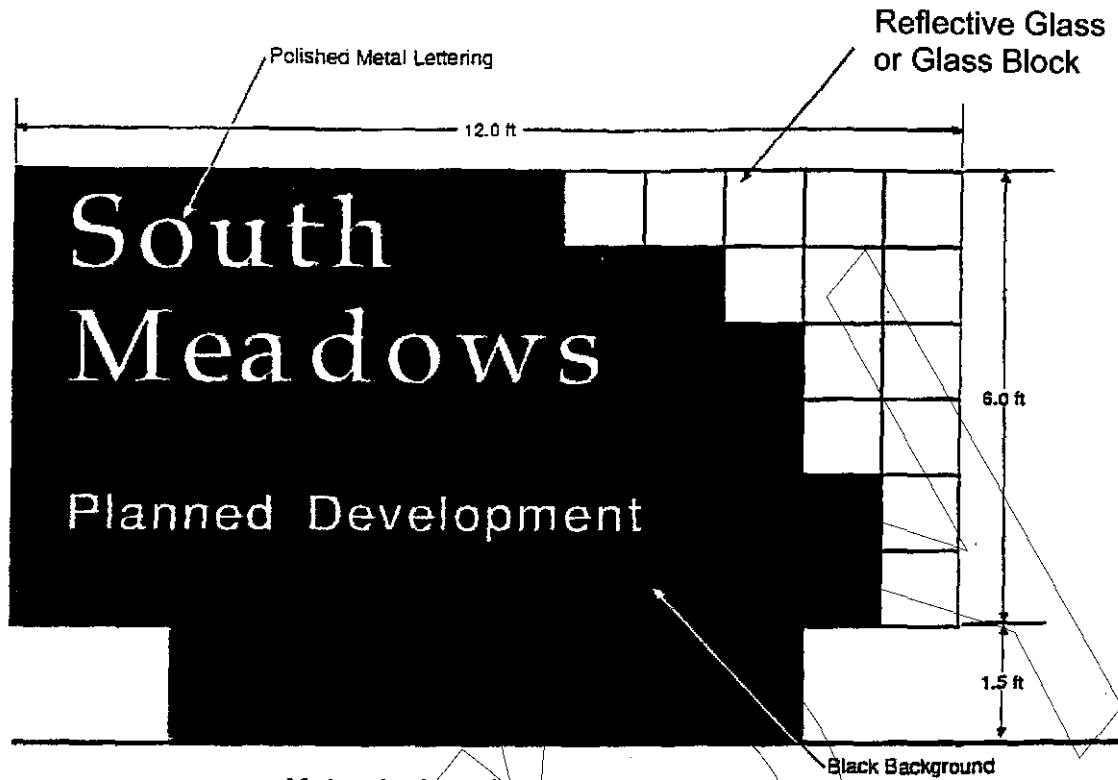
Major and Minor Project Entry Signs The Master Developer is responsible for the installation of major and minor project entry signs. The location of major and minor project entries is shown in Figure 17. Entry signs are subject to the issuance of a permit, as outlined in the City of Reno Sign Code. Entry signs may be located in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle, as defined in RMC 18.06.050(c)(3)b.

These signs will be used to identify and establish the boundaries and formal entries of the project. They will be constructed of black materials. Lettering will be metallic. The project logo may consist of colored mirror panels or glass block.

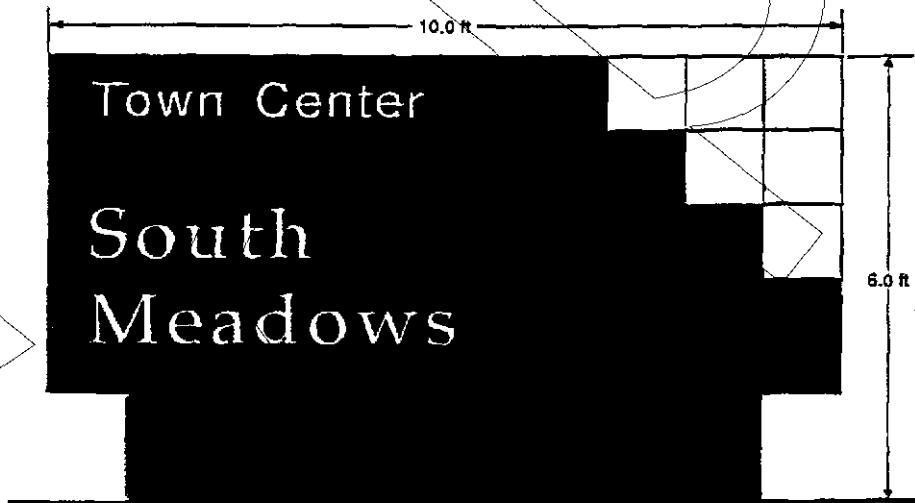
Major project entry signs will have a maximum free-standing height of 6 feet on a 1.5-foot pedestal. The maximum width of the sign will be 12 feet. Minor project entry signs will have a maximum height of 6 feet, which includes the 1.5-foot pedestal. The maximum width of the sign will be 10 feet. Both types of signs may be internally illuminated or have a ground-mounted light source concealed by planting. (Refer to Figure 28).

Parcel Identification Signs (Free-Standing) The individual Parcel Developer is responsible for the installation of parcel identification signs. All parcel identification signs must be approved by the Master Developer prior to installation. In addition, parcel identification signs are subject to the issuance of a permit, as outlined in the City of Reno Sign Code. Parcel identification signs may be located in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle as defined in RMC 18.06.050 (c)(3)b.

- These signs will be constructed of black materials. Lettering will be metallic to match accent details in the architecture. Colored mirror panels or glass block will be similar to the glass window treatment on the building facade. In areas where Mediterranean architecture is predominant, signs consistent with this architectural style may be used. (Refer to Figure 29.)
- For office and industrial tenants, the maximum free-standing sign height will be 6 feet, which includes a 1.5-foot pedestal. The maximum width of the sign will be 8 feet. (Refer to Figure 29.) Signs may be internally illuminated or have ground-mounted light source concealed by planting. Interior illuminated corporate logos will be allowed on parcel identification signs.
- For retail center identification, the maximum sign height will be 25 feet with maximum width of 12 feet. Signs may be internally illuminated or have ground-mounted light source concealed by planting. One sign shall be allowed per street frontage, not to exceed two. (Refer to Figure 30.)



Major Project Entry Sign



Minor Project Entry Sign

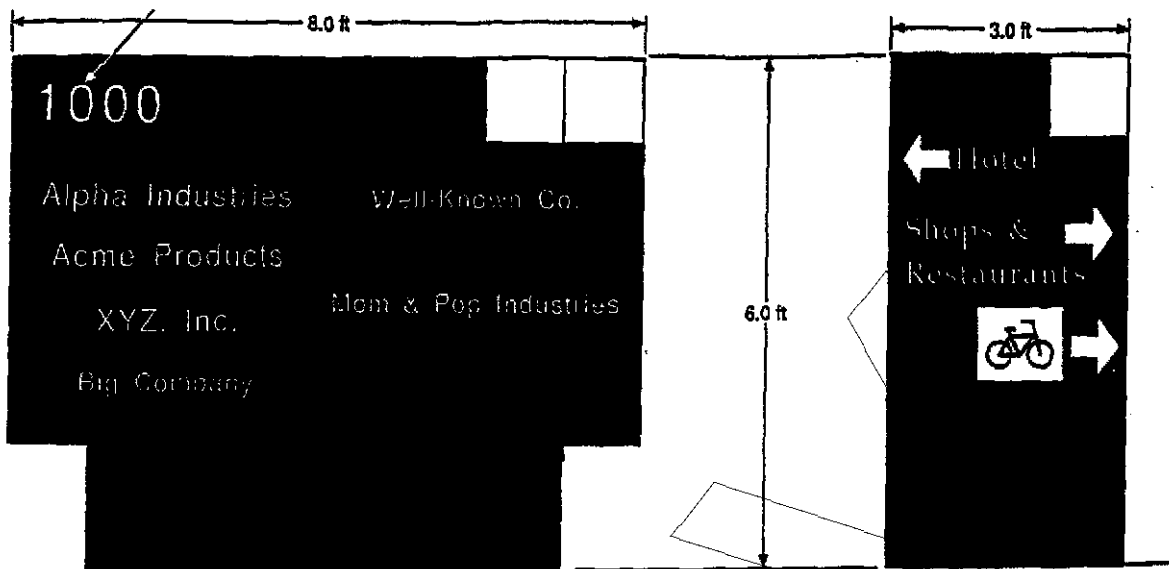
Figure 28
Project Signage

Directional Signs . The individual Parcel Developer is responsible for the installation of exterior directional signs. All directional signs must be approved by the Master Developer prior to installation. Directional signs may be placed in the landscape easement, but shall not be located within 5 feet of the back face of curb or within the vision triangle as defined in RMC 18.06.050(c)(3)b.

Directional signs will be similar to the project entry and parcel identification signs. Sign material will be black with metallic letters and the South Meadows logo. Maximum free-standing sign height will be 6 feet. Signs may be internally illuminated or have a ground-mounted light source concealed by planting. In areas where Mediterranean architecture is predominant, signs consistent with this architectural style may be used. (Refer to Figure 29.)

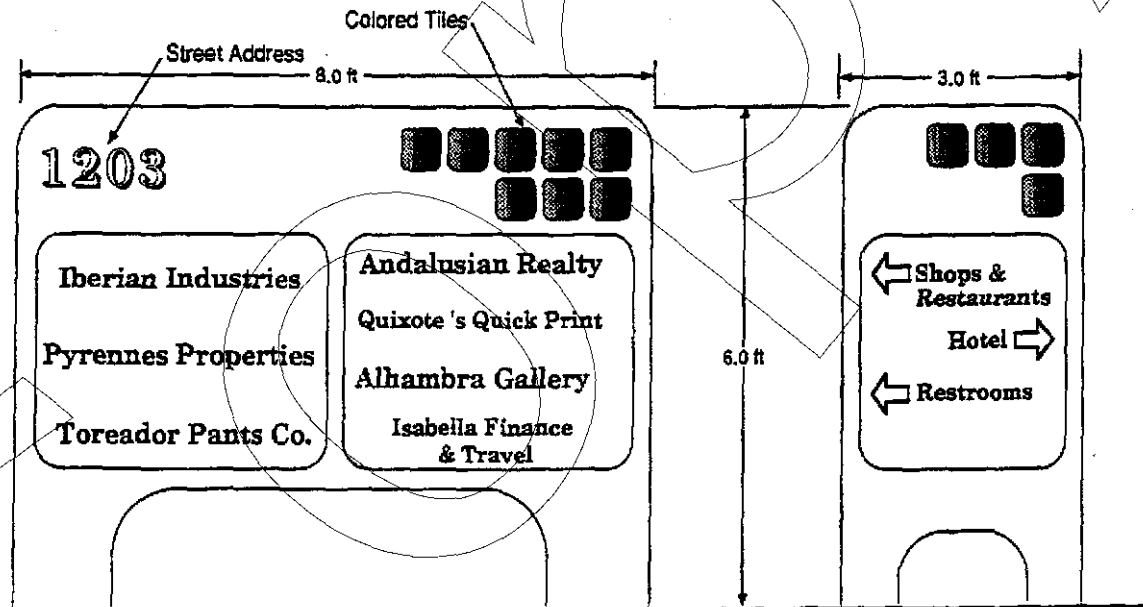
Building-Mounted Identification Signs . The individual tenant is responsible for the installation of building-mounted identification signs. All building-mounted identification signs must be approved by the Master Developer and obtain a building permit as outlined in City Code prior to installation.

- The location of the building identification sign shall be integrated into the architectural design of the building. (Refer to photographic examples in Figure 31.) Placement should relate to reveal lines and other architectural elements. Tenants adjacent to the freeway may incorporate signage into the screening for the mechanical equipment; however, roof-mounted signs are prohibited. Color shall be compatible with the building palette. Corporate logos may be used. Internal illumination is permitted.
- The area of a sign is defined as the entire area to which the signage information is applied. The supporting elements of the sign are not included in this area unless the supports are an integral background for the display. Area pertains only to that face of the sign which conveys information. Business frontage is defined as the length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas (e.g., public parking lots, public access drives).



Parcel Identification Sign
Office/Industrial Area
Multi-Tenant Format
Contemporary Theme

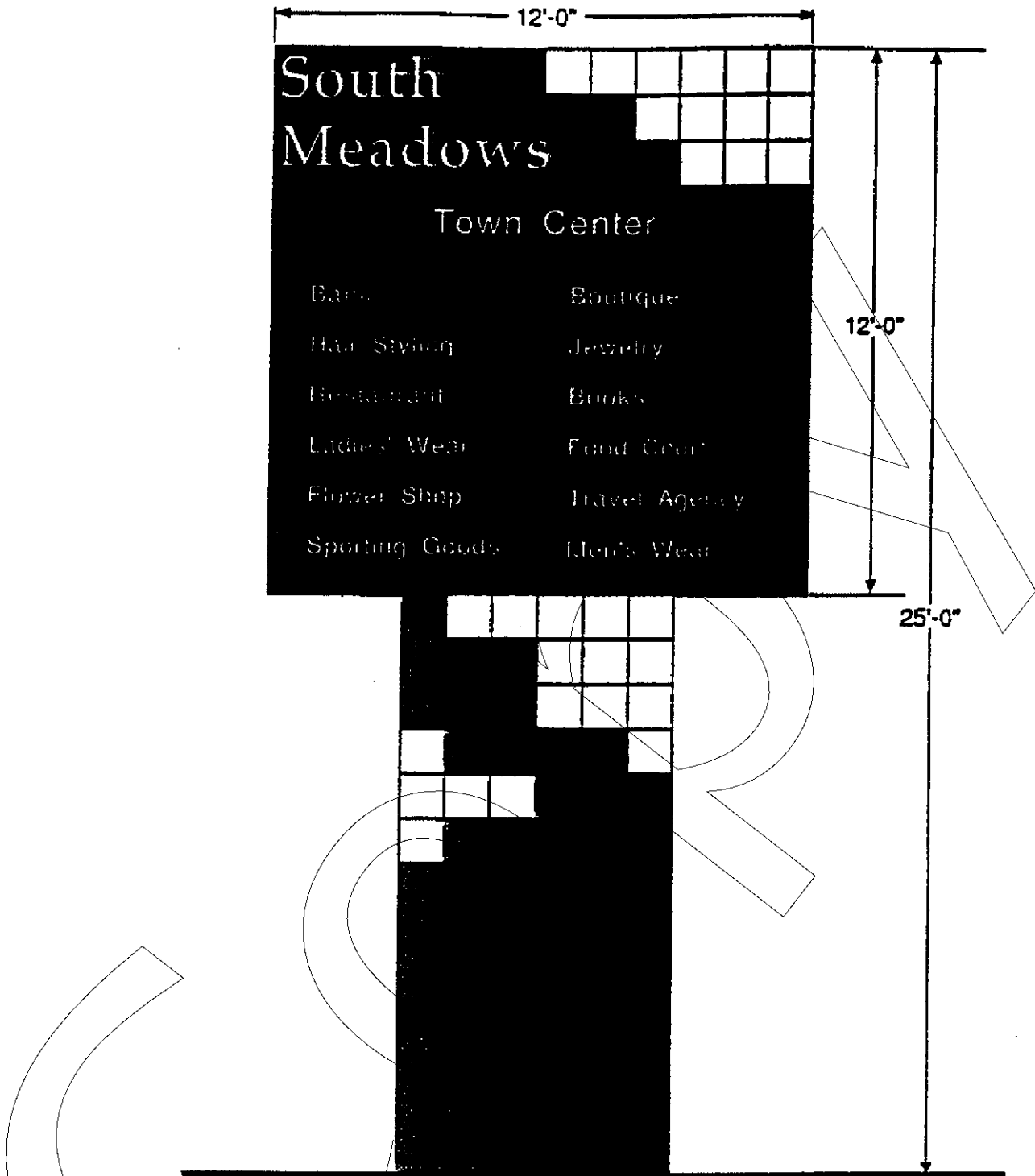
Directional Sign
Contemporary Theme



Parcel Identification Sign
Commercial/Office Area
Multi-Tenant Format
Mediterranean Theme

Directional Sign
Mediterranean Theme

Figure 29
Project Signage



Parcel Identification Sign
Multi-Tenant Retail Format

Figure 30
Project Signage

Building identification signs shall be permitted for each business or nonresidential use and shall not exceed one square foot of sign area for each linear foot of business frontage, or portion thereof, except that the total aggregate sign area for such signs shall not exceed 100 square feet nor be less than 25 square feet for each such use. Sign area for anchor tenants shall not exceed 200 square feet regardless of business frontage.

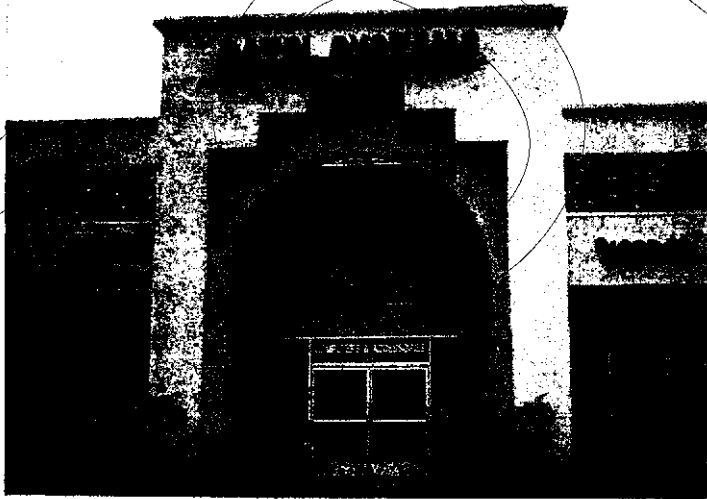
Signs for automobile service stations are permitted subject to the following limitations:

- a. The total area of all signs shall not exceed an aggregate of 150 square feet, which may include any combination of the following:
- b. One ground sign, not to exceed 6 feet in height and 35 square feet in area, may be located along each street frontage abutting the site.
- c. Two free-standing, permanently-affixed, price signs not to exceed 25 square feet in area each, provided that on corner sites such signs may be located no closer than 100 feet from the point of intersection of the abutting streets.
- d. The maximum size of any sign shall not exceed 100 square feet in sign area
- e. Any additional signs shall be placed on or affixed to a structure
- f. Advertising devices and advertising displays are prohibited on any service station building site.

Temporary Signs Temporary signs may be installed on individual parcels to identify future use and for marketing purposes. Such signs will be approved by the Master Developer and are subject to issuance of a sign permit from the City of Reno prior to installation.



Building-Mounted
Identification Signs



Photographic
Examples

Figure 31

Temporary signs advertising the sale, lease, or rental of the property upon which the sign is located shall not exceed a vertical height of 8 feet, a horizontal length of 10 feet, or a total sign area of 32 square feet.

Temporary signs identifying the architect, engineer, or contractor that are placed on the premises where construction, repair, or renovation is in progress shall not exceed a vertical height of 8 feet, a horizontal length of 8 feet, or a total sign area of 24 square feet.

Signs customarily incidental to places of worship, libraries, museums, clubs or societies, and other similar institutions shall not exceed a total sign area of 24 square feet or a vertical height of 8 feet.

Temporary off-premise signs advertising the sale, lease, or rental of property within the South Meadows PUD shall not exceed a vertical height of 8 feet horizontal length of 10 feet, or a total sign area of 32 square feet.

Temporary signs advising of future construction on the site upon which the sign is located shall not exceed a vertical height of 8 feet, a horizontal length of 8 feet, or a total sign area of 24 square feet.

Temporary on-site and off-site signs in connection with temporary sales offices established for the sale of lots shall be accompanied by elevations drawn to scale indicating the type, size, sign copy, colors, method and intensity of illumination, height, sign area, and location of all signs proposed.

Sign standards for Planning Unit G

Freestanding Signs: The parcels located within Planning Unit G shall meet the following sign standards:

Definitions

1. **Sign area:** The area in which all communications, including but not limited to, all logos, symbols, words, letters, and other markings are displayed.
2. **Sign area calculation:** The allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width or the sum of the surface area of individual letters, whichever is smaller. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.
3. **Project:** A project shall be defined as a combination of one or more parcels containing similar uses (e.g. commercial shopping center, office complex, hospital/medical complex or similar uses) and they share similar architectural style. A parcel shall not be defined as one building. Final determination of parcel shall be made by the City Zoning Administrator.

- A maximum of one (1) freestanding hospital project identification sign for Planning Unit G, shall be allowed to be located a minimum of 40± feet east of the freeway right-of-way and visible from the travel lanes of U.S. 395 (see Figure 32 Freeway Sign concept on page 75). No special use permits are required for the freestanding sign if it complies with this section.

1. The maximum sign area, as defined in this section, shall not exceed 240 square feet.

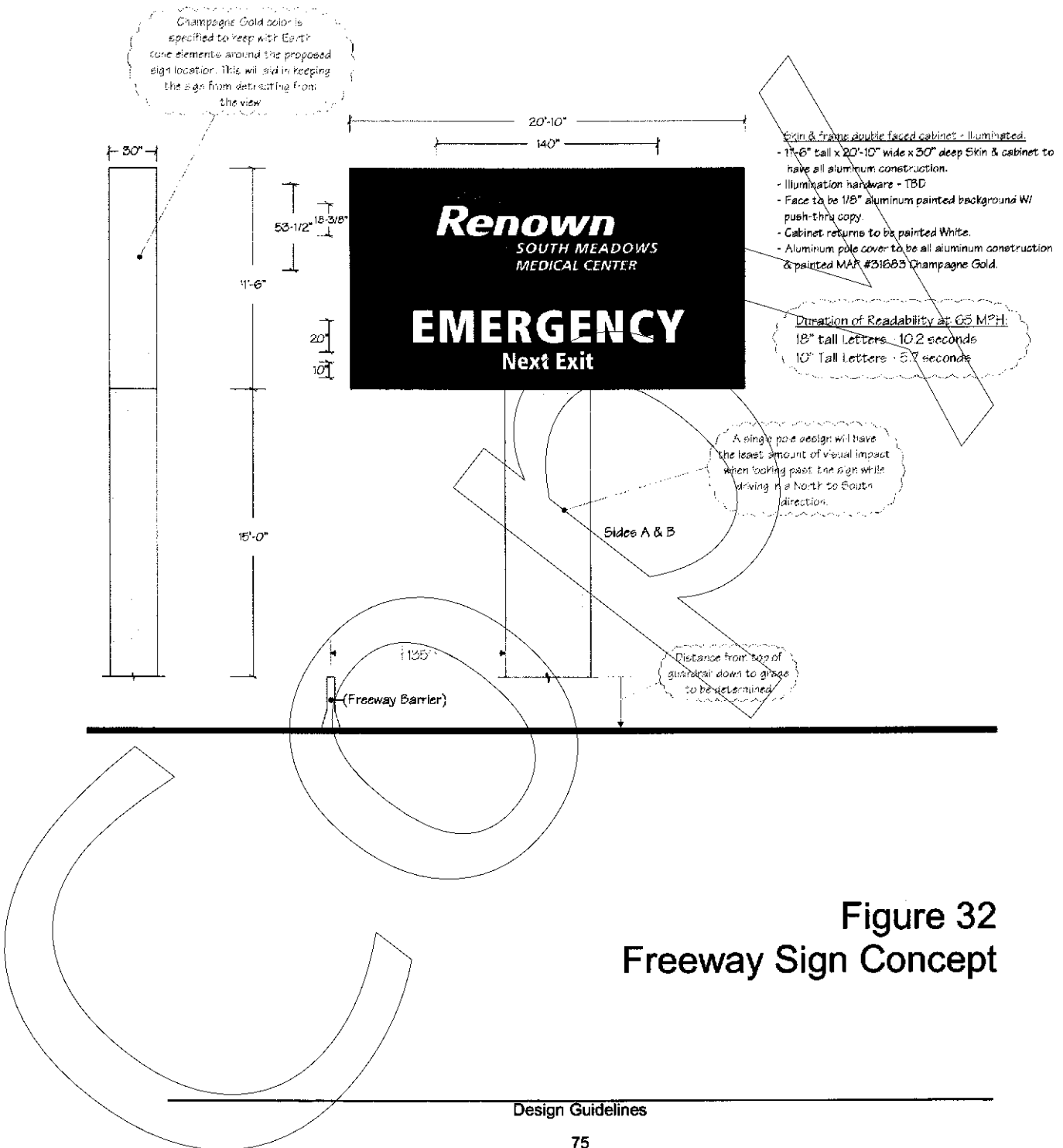


Figure 32
Freeway Sign Concept

2. The bottom of the sign shall not extend more than fifteen (15) feet above the elevation of the guard rail or travel lanes of the freeway, whichever is higher, located directly perpendicular to the sign. The total sign height measured from the top of the guard rail or travel lanes shall not exceed 26.5 feet.
3. The text, size and style of the sign shall be in substantial conformance with Figure 32, Freeway Sign Concept on page 75.
4. Off-premises advertising displays (e.g. billboards) are not allowed.

All other freestanding signs located within Planning Unit G shall meet the following requirements:

1. The freestanding signs shall not be oriented to be visible from the travel lanes of U.S. 395.
2. The text, size, number and style of freestanding signs including parcel identification, monument, and wayfinding/directional signs shall be in substantial conformance with Figures 33 and 34, Renown Hospital Freestanding Signs on pages 77 and 78.
3. Off-premises advertising displays (e.g. billboards) are not allowed.

Sign standards/design

1. All signs shall be constructed of materials architecturally consistent with the buildings.
2. Animation shall not be allowed.

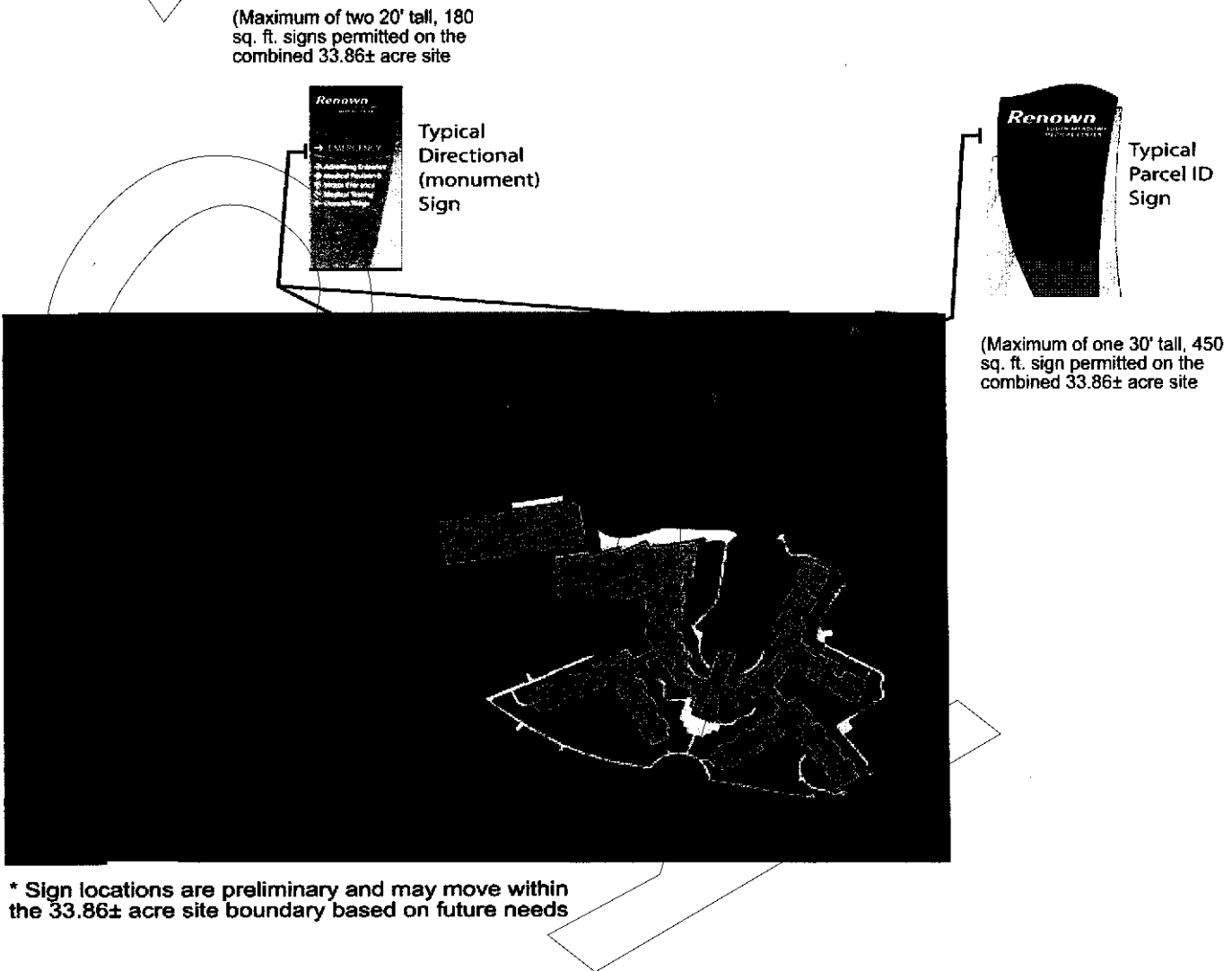
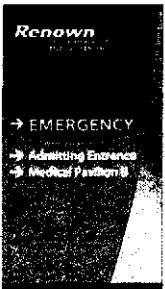


Figure 33
Renown Hospital Freestanding Signs

*Freestanding signs may vary in size, but will not exceed 16 feet in height nor 104 square feet in size.

Sign locations are preliminary and may move within the 33.86± acre site boundary based on future needs. While not shown on this exhibit, freestanding signs will be located on other portions of Planning Unit G, Phases I and II and on the 6.87± acre portion of the site in Planning Unit S, Phase III.

There is no limit as to the number of these signs on the combined 33.86± acre site.



Typical Freestanding
(wayfinding/directional)
Sign

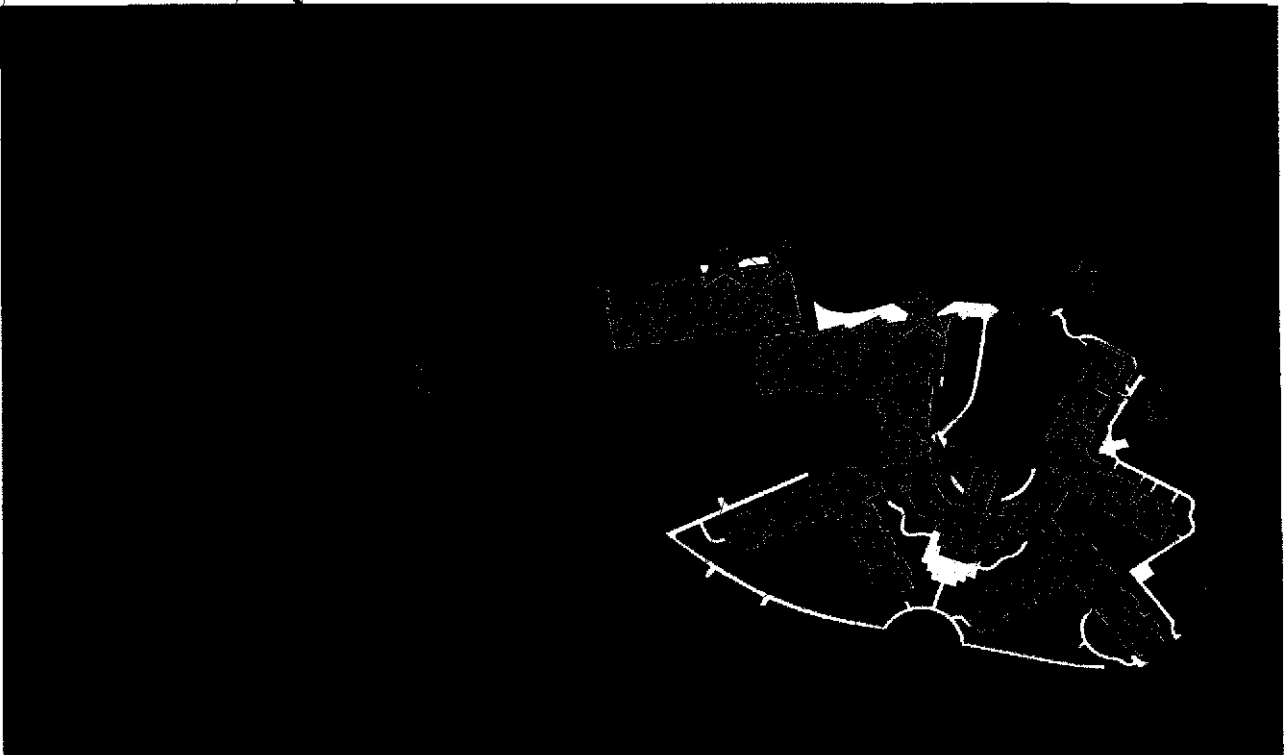


Figure 34
Renown Hospital Freestanding Signs

Wall Mounted Building Signs: Wall signs within sign overlay Planning Unit G shall meet the sign standards as described below.

Definitions

1. **Sign area:** The area in which all communications, including but not limited to, all logos, symbols, words, letters, and other markings are displayed.
2. **Sign area calculation:** The allowable sign area shall apply to the maximum geometric area of all sign faces visible from any one point at eye level. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width or the sum of the surface area of individual letters, whichever is smaller. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included.
3. **Project:** A project shall be defined as a combination of one or more parcels containing similar uses (e.g. commercial shopping center, office complex, hospital/medical complex or similar uses) and they share similar architectural style. A parcel shall not be defined as one building. Final determination of parcel shall be made by the City zoning administrator.

Wall sign area for buildings mounted signs shall be limited to a maximum of one square foot per lineal foot for each elevation that faces a public street or main parking lot as limited below. Total wall mounted building sign area shall not be combined on one elevation. Logos, symbols, and similar markings are included as part of the sign area allowance and shall not exceed the maximum letter height. No special use permits are required for wall mounted signs provided they comply with this section.

- 1 Major Tenants (50,000 square feet and larger)
 - a. Front elevation sign letters shall not exceed 60 inches in height.
 - b. Side elevation sign letters shall not exceed 42 inches in height.
 - c. Rear elevation sign letters shall not exceed 30 inches in height.
One rear elevation sign shall be permitted for each major tenant.
2. In-line tenants (less than 50,000 square feet)
 - a One wall mount sign is permitted on the front elevation with a maximum letter height of 30 inches.
3. Pad buildings are allowed the following:
 - a One illuminated wall sign per tenant is allowed per building, street or parking lot frontage with a maximum letter height of 30 inches.

- b One wall sign with a maximum of one square foot per linear foot of building façade.

Architectural Monument Features: Parcels located in Planning Unit G shall meet the following sign standards when attached to architectural features such as fountains, entry walls, or other similar features:

- Signs attached to architectural features shall have the sign area calculated as the lettering square footage.
- Total sign area shall be limited to 100 square feet per sign with tops of individual letters no higher than eight feet above the base grade of the sign.
- Architectural features shall be limited to an average height of 10 feet and a total area of 1,000 square feet.
- One architectural feature shall be permitted per project in lieu of one eight foot tall, 60 square foot freestanding sign.
- The planning administrator shall decide if a proposed feature meets the architectural intent of this section.

Site Amenities

Site amenities installed by the Master Developer will be located within the common open space areas. (Refer to photographic examples in Figure 35.)

Benches may be provided along the pathway system and will be set back to prevent obstruction to bicyclists.

- Exercise stations may be located along the pathways to offer tenants and adjacent residents expanded recreational opportunities in common areas. Each station will offer a different sort of exercise, with instructions provided on signs.
- A deck and/or gazebo overlooking the water features adjacent to the wetlands may be provided to allow users a better view of wildlife and describe waterfowl typically found in the Truckee Meadows.
- Art objects (e.g., fountains, sculptures) may be located in publicly visible places.
- An identification feature, like a clock tower, may be constructed
- Picnic tables and/or gazebos may be located near wetlands and in other common areas for lunchtime use. Trash receptacles will be provided at each table.
- Bus shelters will be integrated with other site elements (e.g., walls, lighting signs, architecture).
- Utilities shall be clustered and screened from view wherever possible.

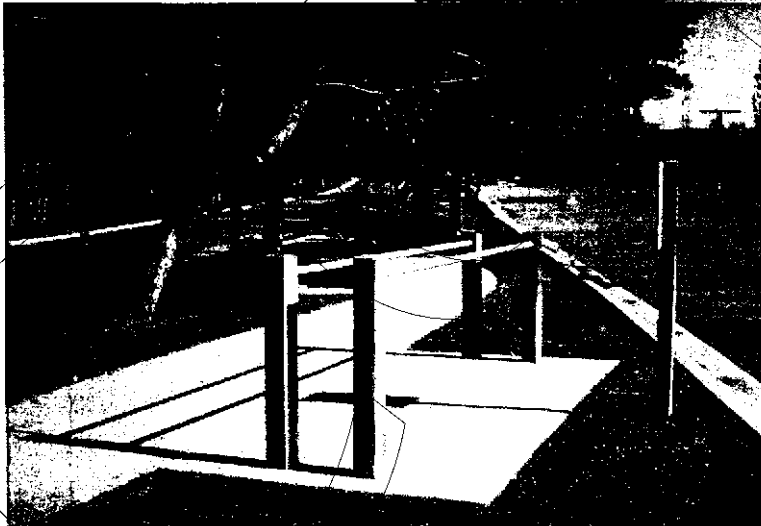
PERMITTED AND PROHIBITED USES

Relevant excerpts from Chapter 18.06 Zoning are presented in Appendix B. These excerpts provide a list of uses permitted outright or with a special use permit for all of the zoning districts referenced below.

The project site has been divided into seven Planning Units. (Refer to Figure 36.) On the following pages, a list of permitted and prohibited uses for each Planning Unit is presented. In many Planning Units, uses permitted by the Zoning Ordinance are prohibited by these Design Guidelines. When a use is not specifically listed as prohibited, it is permitted as long as it is also allowed by the relevant section of Chapter 18.06, as listed in Appendix B.



Site Amenities



Photographic
Examples

Figure 35

Planning Unit A

Permitted Uses

1. All uses permitted either outright or with a special use permit in the Neighborhood Commercial (NC) district, except for those uses listed below. (Refer to pages B-6 through B-8 of Appendix B.)

Prohibited Uses

1. Collection stations
2. Overhead power lines carrying more than 25 kv.
3. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.

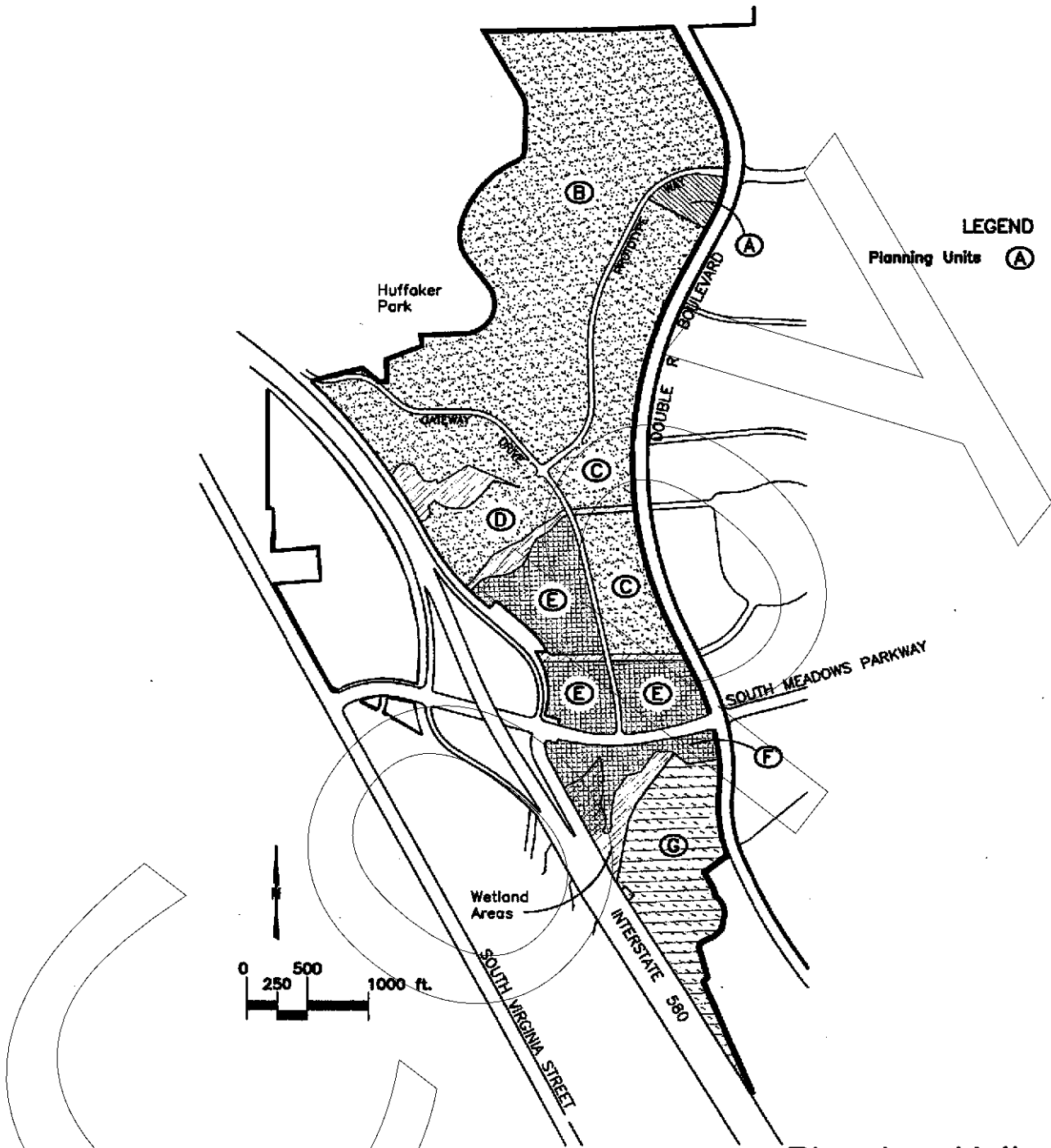
Planning Units B, C, and D

Permitted Uses

1. All uses permitted either outright or with a special use permit in the Industrial (I) and Industrial Commercial (IC) districts, except for those uses listed below. (Refer to pages B-19 through B-21 and pages B-25 through B-27 of Appendix B.)
2. Distribution and warehousing businesses shall be assigned to no more than 50 percent of the acreage in Planning Units B, C, and D. A list of uses and acreage within these Planning Units shall be submitted with each building permit to ensure that no more than 50 percent of the acreage is developed as distribution and warehousing.

Prohibited Uses

1. Animal and animal byproduct processing
2. Outdoor manufacturing, processing, assembly and fabrication businesses



Planning Units
Figure 36

3. Overhead power lines carrying more than 25 kv.
4. Septic tank services.
5. Wrecking yards, salvage yards, or junk yards.
6. Off-premise advertising signs, except as stated in the Temporary Sign section of these Guidelines.
7. Along the Double R Boulevard in Planning Unit B and C and along the north property line in Planning Unit B the following uses are prohibited:
 - a. Items 1 through 5 above.
 - b. No Group H Division 1, 2, 3 or 7 Occupancies, as defined by the 1988 Edition of the Uniform Building Code, shall be permitted. (Refer to Appendix C.)
 - c. Cocktail lounges.
 - d. Outdoor auto repair.
 - e. Outdoor maintenance, repair and renovation.
 - f. Activities that produce, transport, or store hazardous waste, as a primary use.

Planning Unit E

Permitted Uses

1. All uses permitted either outright or with a special use permit in the Neighborhood Commercial (NC), Arterial Commercial (AC), and Community Commercial (CC) districts, except for those uses listed below. (Refer to pages B-6 through B-18 of Appendix B.)
2. Motels with 300 or fewer rooms and interior access.
3. Business hotels with 300 or fewer rooms and a maximum height of 75 feet.

Prohibited Uses

1. Amusement parks
2. Boarding Houses
3. Churches
4. Funeral parlors
5. Gaming, as defined in Section 18.06.030 subsection 28 of the City of Reno Zoning Ordinance. (Refer to page 39 in Appendix B.)
6. Massage parlors, tattoo parlors, body painting and the like.
7. Outdoor storage, excepting plant nurseries.
8. Overhead power lines carrying more than 25 kv.
9. Recreational vehicle parks.
10. Taxidermists
11. Off-premise advertising signs, except as stated in the Temporary sign section of these Guidelines.

Planning Unit F

Permitted Uses

- 1 All uses permitted either outright or with a special use permit in the Neighborhood Commercial (NC), Arterial Commercial (AC), and Community Commercial (CC) districts, except for those uses listed below. (Refer to pages B-6 through B-18 Appendix B.)

Prohibited Uses

1. Amusement parks
2. Boarding houses
3. Churches
4. Funeral parlors
5. Massage parlors, tattoo parlors, body painting and the like

6. Outdoor storage, excepting plant nurseries.
7. Overhead power lines carrying more than 25 kv.
8. Recreational vehicle parks
9. Taxidermists
10. Off-premise advertising signs, except as stated in the Temporary sign section of these Guidelines.

Planning Unit G

Permitted Uses

1. All uses permitted either outright or with a special use permit in the Professional Office (PO), General Office (GO), and Industrial Business (IB) districts, except for those uses listed below. (Refer to pages B-1 through B-5 and pages B-22 through B-24.)
2. Hospitals, medical offices, laboratories, associated helistops, public parks and recreation areas, public and religious schools, churches and places of religious worship. These public facility uses shall be regulated by the standards of the General Office (GO) district as contained on Pages B-3 through B-5 of Appendix B, with the exception that minimum parcel size shall be one acre.

Prohibited Uses

1. Activities that produce, transport, or store hazardous waste as a primary use.
2. Barber shops, except as integrated into an office building.
3. No Group H Division 1, 2, 3, or 7 Occupancies as defined by the 1988 Edition of the Uniform Building Code, shall be permitted. (Refer to Appendix C.)
4. Fitness centers, except as integrated into an office building
5. Restaurants, except for sandwich shops and the like
6. Single-family dwellings of a permanent nature
7. Public meal facilities
8. Off-premise advertising signs, except as stated in the Temporary sign section of these Guidelines.

ENFORCEMENT/BUILDING PERMIT PROCESS

Design review by the Master Developer will be a required element of all purchase agreements entered into by the Master Developer and each Parcel Developer. The Master Developer will provide each Parcel Developer with a copy of the approved Design Guidelines and supplemental CC&Rs. These documents should be reviewed carefully by each Parcel Developer.

The Master Developer will review all proposed plans for development prepare pursuant to this planned development prior to their submission to the City of Reno. The purpose of this initial plan review is to insure compliance with the plan as finally approved by the City of Reno. Any project submitted to the City of Reno must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. A checklist is included in Appendix D which is intended to enable city staff to quickly determine whether the project is in compliance with the Design Guidelines.

Approval by the Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations. Each Parcel Developer is responsible for submittal and processing of all plans and permits required by the city prior to the commencement of construction. The city staff shall review the plans for conformance with the final plan within 30 days of the date the plans are submitted to the city. If no action is taken within the 30-day period, the plans shall be deemed to be approved. If the city staff determines that the plans are not in substantial compliance with the final plan, the appeal procedure shall be as outlined in NRS 278A.550 for final plan approval.

Where the provisions of the plan do not address a specific subject, the provisions of the Reno Zoning Ordinance (Chapter 18) or other ordinances governing the development of land, which are in effect at the time of recordation of the final plan, shall prevail. The City of Reno will thereafter apply only newer or modified ordinances and regulations that are not in conflict with those in effect on the date of plan recordation. The provisions outlined in NRS 278A.390 must run in favor of and are enforceable by the City of Reno.

No building permit will be issued in Phase II prior to the park dedication. (Refer to January 12, 1994, City Clerk's letter, Condition #1, Park Site/Pathways.)

Phasing Program

Given the current rate of absorption of office, commercial, and industrial uses, it is anticipated that South Meadows could take up to 20 years to reach full build-out. To effectuate the PUD zoning and to comply with NRS 278A.510, a final plan and a final map (i.e., parcel map) for Phase I were recorded on October 20, 1992. An amended final plan that incorporates Phase II into the PUD and a final map for Phase II will be recorded within 6 months of project approval. On portions of the property covered by the final map, records of surveys will be recorded to create additional parcels, as needed.

The project is intended to be developed in seven phases. The first building constructed in South Meadows was Lockheed Mountain Gate. The next phase of development will probably be to the north on the ranches. Development will then proceed southward along Double R Boulevard and South Meadows Parkway. The last phases of the project will probably include the area between South Virginia Street and the freeway. Because the plan for South Meadows covers a 20-year period, this phasing represents the developer's best estimate of market conditions over the next several years. It should be understood that this phasing is tentative and may change depending on market conditions.

Modifications to the Design Guidelines

It is anticipated that these Guidelines will need to be periodically modified and updated. Modifications that are in substantial compliance with the overall character and design of the project may be requested by South Meadows Properties Ltd. or its successor and approved by the Manager of the Community Development Department. The Manager of the Community Development Department will be responsible for determining whether or not a proposed modification is in substantial compliance with the overall project character. Modifications that are not in substantial compliance with the overall character and design of the project must be approved by the Planning Commission and the City Council.

Some examples may help to clarify the intent of the term substantial compliance. Modifications that would be considered to be in substantial compliance with the overall character of the project include changes to the building setbacks, modifications to the street standards, or changes in signage, fencing, or walls. Modifications that would not be in substantial compliance with the overall character of the project include changes in land use (e.g., changing a site from commercial to employment) or a substantial reduction (i.e., 20 percent or greater) in the amount of open space.



3212191
05/11/2005
89 of 205

COPY

APPENDIX A

CONDITIONS OF APPROVAL



City of Reno

OFFICE OF THE CITY CLERK

Donald J. Cook
City Clerk

Deborine J. Peebles
Chief Deputy City Clerk

March 9, 1992

FILED THIS DATE

3 / 9 / 92

BY: [Signature]
CITY CLERK

Don Roger Norman Trustee &
Roger William Norman Trustee
c/o Lance Gilman
425 W. Plumb Ln.
Reno, NV 89509

RE: Case No. 66-92/File 2 (South Meadows) - AMENDED LETTER

Dear Applicant:

At a regular meeting held February 25, 1992, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the following:

- A. Master Plan amendments which will amend the existing Manufacturing designation to Distribution and Warehousing/Manufacturing; amend the existing Community Commercial/Office to Community Commercial and Office; modify the Neighborhood Commercial and Multi-Residential designations; and add an Open Space designation, by resolution, subject to conformance review and approval by the Regional Planning Commission. These designations comprise +210 acres of the 290 acre site.
- B. Zoning map amendments for parcels under resolution of intent to MF-14 (Multi-Family), AC (Arterial Commercial), CC (Community Commercial) and I (Industrial) to PUD (Planned Unit Development), and the tentative plan for the PUD, subject to the following conditions:
 - 1. Prior to approval of any final plan, the applicant shall offer for dedication to the City of Reno right-of-way for the following roadways:

Don Roger Norman & Roger William Norman, Trustees
c/o Lance Gilman
Case No. 66-92/File 2 (South Meadows)
March 9, 1992
Page 2

- a. The Moana extension adjacent to the project - 50 feet if bike lanes are used and 46.5 feet if a bike path is provided.
 - b. South Meadows Parkway from South Virginia Street to the Moana Lane extension - 100 feet if bike lanes are used and 93 feet if a bike path is provided.
 - c. The extension of Offenhauser from its current terminus to South Meadows Parkway - 42 feet.
 - d. The alignment of the above streets shall be to the satisfaction of the City Traffic Engineer and the Nevada Department of Transportation. Additional right-of-way may be required to allow for auxiliary turn lanes at intersections as indicated in future traffic impact analyses.
2. Prior to final plan approval, the property owner(s) shall grant an avigation easement to, and acceptable to, the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Building and Planning Departments with appropriate documentation indicating the avigation easement has been granted and accepted by the Airport Authority of Washoe County.
 3. Sewage disposal for this project shall be conveyed to a facility approved by the City of Reno.
 4. Prior to final plan approval, the applicant shall submit a wetlands delineation to the Department of Planning and Community Development, approved by the U. S. Army Corps of Engineers for all wetland areas located on this site. Delineation verification required shall include an official letter and wetlands map from the Corps of Engineers.
 5. Prior to final plan approval, the applicant shall have approved plans for the provision of access easements and/or treatments along all major water courses within this project to the satisfaction of the City Council.

3212191
05/11/2005 51 of 205



Don Roger Norman & Roger William Norman, Trustees
c/o Lance Gilman
Case No. 66-92/File 2 (South Meadows)
March 9, 1992
Page 3

The following conditions shall be incorporated into the final design guidelines, prior to final plan approval:

TRAFFIC CONDITIONS

1. Prior to issuance of any building permit, the applicant shall prepare a phasing plan that will tie development of the project to the capacity of the adjacent arterial and collector system, existing and planned, to the satisfaction of the City Traffic Engineer. Deviation from this phasing plan shall require the approval of the City Traffic Engineer regarding traffic impact issues.
2. With development of each phase, the developer shall dedicate right-of-way, construct bus turnouts, and provide and install signage, shelters and benches, as needed, at locations required by the Regional Transportation Commission to the satisfaction of the City Traffic Engineer. Improvements shall comply with the American Disabilities Act, 1991.
3. Each application for a building permit that generates more than 100 p.m. peak hour trips shall require a traffic impact analysis that includes existing background traffic, trip generation from the pending development, cumulative trip generation impacts from the entire South Meadows Development and commensurate mitigation. The traffic impact analysis will include those intersections and roadway segments as required by the City Traffic Engineer.
4. Projects generating less than 100 p.m. peak hour trips may be required to contribute proportionate share amounts for signalization and channelization of intersections in addition to access improvements required by the City Traffic Engineer, internal or contiguous to the project.
5. Prior to approval of any plans that will cause development of more than seventy (70) percent of that portion of the project fronting the Moana extension, the applicant shall construct half street improvements on Moana according to the approved plan including bicycle and pedestrian improvements.
6. All bicycle facilities shall be designed in accordance with city standards. The "Manual of Uniform Traffic Control Devices" and "Guide for Development of New Bicycle Facilities," AASHTO, most recent additions

3212191

65/11/2885
92 of 285



Don Roger Norman & Roger William Norman, Trustees
c/o Lance Gilman
Case No. 66-92/File 2 (South Meadows)
March 9, 1992
Page 4

should both be referenced in the design guide. Figure 2-6, "Internal Pathways," should be labeled conceptual. Minimum paved width of bicycle paths shall be 10 feet adjacent to the Moana extension and 8 feet on all others.

7. Parking lot access, circulation and design shall be approved by the City Traffic Engineer prior to the issuance of each building permit.
8. Prior to the issuance of each building permit, the applicant shall have plans approved by the City Traffic Engineer and the Department of Planning and Community Development for bicycle and pedestrian facilities that connect the site with all adjacent projects in an orderly fashion.

ENGINEERING

Prior to the issuance of any permit, the applicant shall have approved a master grading and drainage plan for the site, to include a detailed hydrology report for the site.

GRADING

Any additions to the PUD, which require cuts of 20 feet or more; or fills of 10 feet or more shall require approval of a special use permit.

BILLBOARDS

Within one (1) year of the date of issuance of the first building permit, the applicant agrees to terminate all existing leases, represented by the applicant to be month to month leases, for all billboards located on the entire +290 acre site and shall cause their removal.

A condition was also added by the Council requiring the applicant to have approved by the Department of Planning and Community Development a bicycle and pedestrian plan for the entire development prior to final plan approval; and to construct these facilities with each component of the project. This condition shall be incorporated into the Design Guidelines, prior to final plan approval.

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

3212191
65/11/2985
93 of 295



Don Roger Norman & Roger William Norman, Trustees
c/o Lance Gilman
Case No. 66-92/File 2 (South Meadows)
March 9, 1992
Page 5

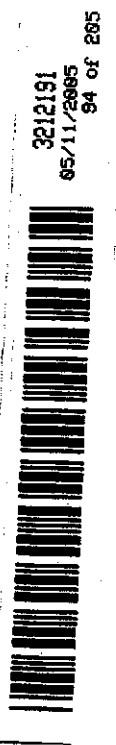
Sincerely,

Carmi Henderson for

Donald J. Cook
City Clerk

DJC:cdg

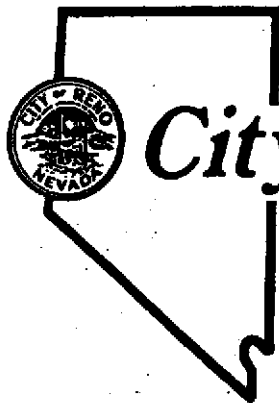
xc: Planning Department
Engineering Division
Dept. of Building and Safety
Nevada Dept. of Transportation
Army Corps of Engineers
Airport Authority of Washoe Co.
Steve Williams, CFA



COPY



3212191
05/11/2005
95 of 205



City of Reno

Donald J. Cook
City Clerk

OFFICE OF THE CITY CLERK

Deborine J. Peebles
Chief Deputy City Clerk

March 26, 1992

FILED THIS DATE
3/26/92
BY: [Signature]
CITY CLERK

Don Roger Norman Trustee &
Roger William Norman Trustee
c/o Lance Gilman
425 W. Plumb Ln.
Reno, NV 89509

RE: Case No. 66-92/File 2 (South Meadows)

Dear Applicant:

At a regular meeting held March 24, 1992, the City Council approved the provisions contained within the Design Guidelines for access and/or treatment of the major water courses for Case No. 66-92/File 2 as contained in the staff report, in satisfaction of Condition No. 5 on Page 2 of the Amended Letter dated March 9, 1992.

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

Sincerely,

Carmi Henderson for

Donald J. Cook
City Clerk

DJC:cdg

xc: Planning Department
Engineering Division
Dept. of Building and Safety
Brita Tryggvi, CFA



City of Reno

OFFICE OF THE CITY CLERK

Donald J. Cook
City Clerk

Deborine J. Peebles
Chief Deputy City Clerk

FILED THIS DATE

5, 21, 92

BY: [Signature]
CITY CLERK

May 21, 1992

Don Roger Norman Trustee &
Roger William Norman Trustee
c/o Lance Gilman
425 W. Plumb Ln.
Reno, NV 89509

RE: Case No. 66-92/File 2 (South Meadows) - **SECOND AMENDED LETTER**

Dear Applicant:

At a meeting held May 12, 1992, the City Council made the findings as required by NRS 278A.500 and found the subject project to be in conformance with NRS 278A.490 and NRS 278A.510. The reasons for the grant of tentative approval include, but are not limited to, the findings listed in NRS 278A.500, which are specified in the attached April 10, 1992 correspondence from CFA, and incorporated herein.

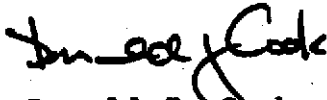
An additional condition was added to state:

The applicant shall have approved and recorded a final plan within 18 months of the date of the original council approval or this approval shall be null and void.

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

Don Roger Norman Trustee & Roger William Norman, Trustee
Case No. 66-92/File 2 (South Meadows)
May 21, 1992
Page 2

Sincerely,

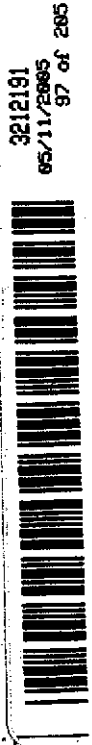


Donald J. Cook
City Clerk

DJC:cdg

xc: Planning Department
Engineering Division
Dept. of Building and Safety
Nevada Dept. of Transportation
Army Corps of Engineers
Airport Authority of Washoe Co.
Steve Williams, CFA

COPY





Project No. 89-001.04

April 10, 1992

Mr. Stuart Peters, Senior Planner
Department of Planning and Community Development
P.O. Box 1900
Reno, NV 89505

Subject: South Meadows Planned Development

Dear Stuart:

As we discussed earlier this week, the findings required by NRS 278A were not addressed in the Clerk's minute order. Robert Sader, attorney for South Meadows Properties Inc., discussed this matter with Madeline Shipman, and they concluded that the Clerk's minute order, dated March 9, 1992, should be amended to include the required findings. Ms. Shipman recommended that this case be placed on the City Council consent agenda at their April 28 meeting.

The following paragraphs suggest some possible wording for each of the required findings. Please use the parts that you think best represent the city's position.

NRS 278A.490 and 278A.500

The tentative plan for South Meadows complies with the findings required by NRS 278A.490 and 278A.500. Specifically, the plan is consistent with the seven required findings of fact listed in the statute and described below.

1. The plan is consistent with the legislative objectives of a planned unit development because it provides for necessary commercial and industrial facilities conveniently located to housing; it encourages a more efficient use of land, public services, or private services in lieu thereof; it reflects changes in the technology of land development so that resulting economies may be made

3212191
05/11/2005
99 of 205

available; and it insures that increased flexibility of substantive regulations over land development authorized in Chapter 278A will be administered in such a way as to encourage the disposition of proposals for land development without undue delay.

2. The departures from zoning regulations that would otherwise be applicable to the property are deemed to be in the public interest. The plan departs from traditional zoning regulations in the following areas: (a) The uses allowed in several different zoning districts have been combined, and, in some instances, uses that would have been permitted are instead prohibited; (b) architectural controls, landscaping, and signage requirements are more stringent than the standards required by the zoning ordinance, thereby, resulting in an aesthetically-pleasing project that will enhance the community's overall image and value; and (c) subsequent special use permits will not be required, thereby, encouraging the disposition of proposals for land development without undue delay. The drawings, specifications, and form of performance bond accompanying the final application shall be as normally required for an application for final approval.
3. The ratio of nonresidential to residential use is discussed on page 18 of the Design Guidelines. The ratio is 9 to 1 (i.e., 90 percent of the project site is planned for nonresidential use and 10 percent for residential use).
4. The common open space encompasses 22 acres, which is located along Thomas Creek and the wetlands. It is probable that additional common open space will be identified as development proceeds; however, the purpose of the initial 22 acres is to preserve the creek and the wetlands and make these areas accessible to the public for either active or passive use. The amount of open space shown, in conjunction with the pedestrian walkways and bicycle paths, which are located in public use easements or public right-of-way, is more than adequate for the number of residential units shown in this and adjacent projects. Maintenance and conservation of common open space will initially be the responsibility of the Master Developer and will eventually be transferred to the Building Owners' Association. Requiring these entities to maintain the open

3212191
05/11/2005
100 of 205

space is a common and reliable means for ensuring its maintenance and conservation. Maintenance of common open space will be addressed in detail in the supplemental Conditions, Covenants, and Restrictions that will be prepared and recorded by the Master Developer prior to recordation of the final plan.

5. The tentative plan, together with the supporting documentation, establishes the physical design, land uses, and development standards for South Meadows. This large property is particularly well suited for long-range comprehensive planning, which will aid in the protection of the environment and further the amenities of light, air, recreation, and visual enjoyment. In addition to furthering these environmental and aesthetic considerations, the project makes adequate provision for all public services by dedicating rights-of-way and participating in the construction of various roadways, extending sewer and water service, and providing adequate stormwater drainage.
6. This project has a beneficial relationship to the neighborhood in which it is located. Surrounding land uses, both existing and proposed, were examined closely and influenced the resultant physical design and are reflected in the overall design objectives as contained in the Design Guidelines and the list of Permitted and Prohibited Uses. This project's positive relationship to surrounding land uses is further exemplified by its compliance with the findings presented in the legislative intent (i.e., it provides for necessary commercial and industrial facilities conveniently located to housing and it encourages a more efficient use of land and public services).
7. The integrity of the plan will be ensured through a two-tiered review process involving the Master Developer and the City of Reno. Design review by the Master Developer will be a required element of all purchase agreements entered into by the Master Developer and each Parcel Developer. The Master Developer will review all proposed plans for development prepared pursuant to this planned development prior to their submission to the City of Reno. The purpose of this initial plan review is to insure compliance with the plan as finally approved by the City of Reno. Any project submitted to the City of Reno must

3212191
05/11/2005
181 of 205

be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. The city staff shall then review the plans for conformance with the final plan. The integrity of the plan will further be preserved by the city's amendment procedure, which requires that any amendments to the final plan be approved by both the Reno Planning Commission and City Council.

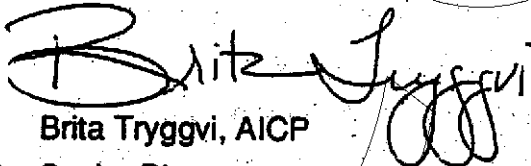
NRS 278A.510

Pursuant to NRS 278A.510, the following time within which an application for approval of the final plan must be filed and any subsequent applications for approval of each part thereof have been identified.

To effectuate the PUD zoning, a final plan that encompasses the entire site and a final map (i.e., parcel map) for the first phase of Phase I will be recorded within 18 months of project approval. Should the plan not be recorded within 18 months, the Master Developer may request an extension of time as permitted by the city's time extension policy (Section 18.06.412). A final map for subsequent phases of the project shall be recorded at the discretion of the Master Developer so long as the last final map is recorded within 20 years of the date of project approval.

Please contact me if I can be of any further assistance. Unless I hear otherwise, I will assume that this item will be scheduled for the April 28 City Council meeting.

Sincerely,



Brita Tryggvi, AICP
Senior Planner

pc: Mr. Lance Gilman
Mr. Robert Sader
Ms. Madeline Shipman



3212191
05/11/2005
182 of 285

OFFICE OF THE CITY CLERK
Donald J. Cook
City Clerk

P.O. Box 7 • Reno, NV 89504
(702) 334-2020

June 24, 1993

FILED THIS DATE

6, 25, 93

BY: [Signature]
CITY CLERK

Don Roger Norman Trust
Roger Norman
P. O. Box 838
Poway, CA 92074-0838

RE: Case No. 66-92/File 3 (South Meadows Planned Unit
Development)

Dear Applicant:

At a regular meeting held June 22, 1993, 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 Master Plan Amendment, by resolution, from Multi-Residential to Distribution and Warehouse/Manufacturing on +21 acres, subject to conformance review by the Regional Planning Commission; and
- B. An amendment to the approved Development Standards Handbook which would: (1) delete the Multi-Family uses from Planning Unit C; (2) delete Multi-Family references within the handbook; and (3) extend the industrial, manufacturing and distribution and warehousing uses permitted within Planning Units B, D and I to Planning Unit C., subject to the following condition:

Final approval by Council of the amendments to the PUD, and incorporation into the Development Standards Handbook the proposed revisions indicated in the application, within six (6) months of the date of tentative Council approval or this approval shall be null and void.

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



Don Roger Norman Trust
Case No. 66-92/File 3 (South Meadows Planned Unit
Development)
June 24, 1993
Page 2

Sincerely,

Donald J. Sook
City Clerk

DJC:cdg

xc: Development Services
Lance Gilman
Brita Tryggvi, CFA

COPY



3212191
05/11/2005
164 of 205

OFFICE OF THE CITY CLERK
Donald J. Cook
City Clerk

P.O. Box 7 • Reno, NV 89504
(702) 334-2030

January 12, 1994

FILED THIS DATE

1, 13, 94
BY: *[Signature]*
CITY CLERK

Roger Norman
South Meadows Properties
425 W. Plumb Lane
Reno, NV 89509

RE: Case No. 66-92/File 6 (South Meadows Phase I & II)

Dear Applicant:

At a regular meeting held January 11, 1994, 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 Master Plan amendment from Open Space and Rural to a mixed designation of Distribution and Warehousing/Manufacturing on ± 97.5 acres of a ± 127.5 acre site located adjacent to the north side of the existing South Meadows PUD between the City's Huffaker Hills Park to the west and Wilbur D. May Parkway to east, approximately 2,200 feet north of the Wilbur D. May Parkway/South Meadows Parkway intersection, by resolution, subject to conformance review by the Regional Planning Commission;
- B. A zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on ± 97.5 acres of a ± 127.5 acre site; subject to the following conditions, and;
- C. An amendment to the existing South Meadows' PUD to add Phase II consisting of ± 97.5 acres into the existing ± 210 acre project, for a total project size of ± 307.5 acres, subject to the following conditions:

Traffic and Engineering Conditions:

1. Comply with existing Council conditions of approval as relates to engineering concerns.



Roger Norman, South Meadows Properties
Case No. 66-92/File 6 (South Meadows Phase I & II)
January 12, 1994
Page 2

2. Prior to the issuance of any permit, the applicant shall have improvement drawings for all public improvements approved which are required for that permit by City staff, including what Development Services Engineering staff deem necessary for off-site improvements.
3. Prior to the issuance of a building permit for any project with access to Prototype Way, the applicant shall offer Prototype Way from Gateway Drive to Wilbur D. May Parkway for dedication with parallel landscape and sidewalk easements to the same widths and standards of construction as Gateway Drive and have said street constructed and accepted by the City.
4. Within three years of the date of City Council approval of a tentative plan for Phase II, the applicant shall construct and have accepted by the City, the connection between the current terminus of Gateway Drive and Offenhauser Drive to collector street standards as outlined in the Design Guidelines or no further building permits within the project (Phases I and II) shall be issued.
5. Prior to the issuance of any building permit, the applicant shall construct emergency access to this development. Location to be to the satisfaction of the Fire Chief and the City Engineer.
6. Prior to final plan approval for Phase II, the applicant shall have a grading and drainage plan approved by City staff.
7. 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 or conveyance to an adequate public storm drain system and for the disposition of the 100 year storm.
8. 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."
9. Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed flood proofing as shown on the plans is in

3212191
05/11/2005
108 of 205

Roger Norman, South Meadows Properties
Case No. 66-92/Files 5 and 6 (South Meadows Phases I and II)
January 12, 1994
Page 3

compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance."

10. Prior to issuance of each certificate of occupancy, the applicant shall submit to the City staff, verification that flood proofing as constructed is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance."
11. Prior to the issuance of any 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.
12. Prior to the issuance of each certificate of occupancy, the applicant shall construct to City standards, and have verified by the Engineer of Record, all public improvements.
13. Prior to the issuance of any certificate of occupancy, the applicant shall paint the curb red and place identification markers at all fire hydrant locations, to the approval of the Fire Chief.
14. Prior to the issuance of a building permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
15. The South Meadows plan shall clearly show the boundary between Phase I and Phase II areas.
16. Development within the Phase II area shall be subject to the street project impact fee ordinance.
17. Prior to approval of a final plan for Phase II, the applicant shall offer for dedication to the City of Reno right-of-way for Wilbur D. May Parkway adjacent to the PUD, consistent with the approved design guidelines for South Meadows.
18. The applicant shall comply with traffic conditions 1 and 2 on page 3 of the City Clerk's letter dated March 9, 1992, for the approval of Case No. 66-92/File 2 (South Meadows).
19. In accordance with traffic conditions 1 and 2 on page 3 of the City Clerk's letter dated March 9, 1992, for the

3212191
65/11/2665
187 of 285

Roger Norman, South Meadows Properties
Case No. 66-92/Files 5 and 6 (South Meadows Phases I and II)
January 12, 1994
Page 4

approval of Case No. 66-92/File 2 (South Meadows), the applicant shall construct Wilbur D. May Parkway within Planning Unit B (Phase II) in conformance with the design guidelines for South Meadows and applicable City standards.

20. Delete the "grading" condition on page 4 of the March 9, 1992, City Clerk's letter for approval of Case No. 66-92/File 2 (South Meadows).
21. Traffic Condition No. 5 on page 3 of the City Clerk's letter dated March 9, 1992, for Case No. 66-92/File 2 (South Meadows) shall be amended to read as follows:

Prior to approval of any plans that will cause development of more than seventy (70) percent of that portion of the project fronting the Wilbur D. May Parkway extension or seventy (70) percent of the entire site, whichever occurs first, the applicant shall construct half street improvements on Wilbur D. May Parkway according to the approved plan including bicycle and pedestrian improvements.

Archaeology:

1. Prior to approval of a final plan for Phase II, the applicant shall be required to provide an archaeological/historic survey for review by the Department of Conservation and National Resources, Division of Historic Preservation and Archaeology. The applicant shall provide a letter from the above agency to City staff to verify that the survey has been completed and has been reviewed by said agency.
2. Prior to issuance of each building permit, a note shall be placed on all construction drawings stating:

NOTE:

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the Department of Conservation and Natural Resources, Division of Historic Preservation and Archaeology, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

3212191
05/11/2005
198 of 295

Roger Norman, South Meadows Properties
Case No. 66-92/Files 5 and 6 (South Meadows Phases I and II)
January 12, 1994
Page 5

Airport Authority:

Prior to final plan approval for Phase II, the property owner(s) shall grant an avigation easement to, and acceptable to, the Airport Authority of Washoe County over the entire property. The property owner(s) shall provide the Building and Planning Departments with appropriate documentation indicating the avigation easement has been granted and accepted by the Airport Authority of Washoe County.

Fire Department:

1. Wilbur D. May Parkway requires a temporary 100 foot diameter cul-de-sac on the north dead end. Wilbur D. May Parkway shall be completed as a recirculating road with Gateway Drive prior to any storage of flammable materials or framing. With Fire Department permission, the road may meet temporary standards.
2. Provide on-site fire hydrants with adequate flows for fire fighting operations, as determined by the Reno Fire Department.
3. Fire Department access roadways and hydrants shall be placed in service prior to construction framing or storage of combustibles on site.

Park Site/Pathways:

1. Prior to final plan approval for Phase II, the applicant shall dedicate to the City the ± 30 acre park site located on the west side of the site.
2. The applicant shall construct an 8 foot wide pedestrian path consistent with the pathway standards as contained in the Design Guideline prior to issuance of any certificate of occupancy for the first building located along the north property line of Planning Unit B. The path shall be constructed between the park site and Wilbur D. May Parkway.

Landscaping on Slopes:

Prior to final plan approval, the applicant shall have text and graphics incorporated into the Design Guidelines for landscaping of slopes (3:1 or less), to the satisfaction of City staff.



3212191
05/11/2005
108 of 205

Roger Norman, South Meadows Properties
Case No. 66-92/Files 5 and 6 (South Meadows Phases I and II)
January 12, 1994
Page 6

The above revisions and added conditions shall be incorporated into the Design Guidelines and approved by staff within 4 months of the date of City Council approval. Said plan shall be finally approved by the City Council within 6 months of the date of City Council's tentative approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

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

Sincerely,

Carmi Mundersen for

Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Reno Fire Chief
Airport Authority
Lance Gilman, South Meadows Properties
Brita Tryggvi, CFA Inc.



3212191
05/11/2005
110 of 205

RECEIVED

SEP 21 1995

CFA

Office of the City Clerk

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

Telephone (702) 334-2030
Fax (702) 334-2432

September 13, 1995

FILED THIS DATE

9 14 95

BY: [Signature]
CITY CLERK

South Meadows Properties
Lance Gilman
1105 Terminal Way #209
Reno, NV 89502

RE: Case No. 66-92/File 17 (South Meadows/PUD Phase I)

Dear Applicant:

At a regular meeting held September 12, 1995, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zoning map amendment to allow public facilities as a permitted use within the 24 acre Planning Unit G and related text amendment to the Design Guidelines. The ±24 acre site is part of the ±316 acre South Meadows PUD and is located adjacent to the west side of the proposed Wilbur D. May Parkway, east of U.S. 395 and ±200 feet south of South Meadows Parkway in a PUD (Planned Unit Development) zone. Approval was granted subject to the existing conditions of approval and the existing provisions contained in the Design Guidelines as modified in Exhibits A, B and C, as noted in the staff report and attached hereto. The revisions shall be incorporated into the Design Guidelines and approved by staff within four months of the date of City Council approval. Said plan amendment shall be finally approved by the City Council within six months of the date of City Council's approval of this amendment.

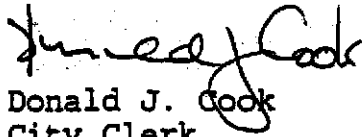
A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.



3212191
05/11/2005
111 of 205

South Meadows Properties
Case No. 66-92/File 17 (South Meadows PUD Phase I)
September 13, 1995
Page 2

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Brita Tryggvi, CFA

COPY



3212191
05/11/2005
112 of 205

Office of the City Clerk

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

Telephone (702) 334-2030
Fax (702) 334-2432

June 17, 1996

Lance Gilman
501 S. Meadows Parkway
Reno, NV 89511

FILED THIS DATE

6-17-96

BY: [Signature]
CITY CLERK

RE: Case No. 66-92/File 30 (South Meadows/Gilman)

Dear Applicant:

At a regular meeting held June 11, 1996, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. A zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on a ± 3.7 acre site located ± 450 feet west of Prototype Drive and ± 550 feet north of Gateway Drive in southeast Reno, subject to the following condition; and
- B. An amendment to the South Meadows PUD Phases I and II to increase the size of the PUD by ± 3.7 acres for a total of ± 321 acres, subject to the revisions as noted in Exhibits A-E in the staff report. The revisions shall be incorporated into the Design Guidelines and approved by staff within two (2) months of the date of City Council approval. The amended plan shall be certified by the City Council within four (4) months of the date of City Council's tentative approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

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



3212191
05/11/2005
113 of 205

Lance Gilman
Case No. 66-92/File 30 (South Meadows/Gilman)
June 17, 1996
Page 2

Sincerely,

Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Alex Fittinghoff

COPY



3212191
05/11/2005
114 of 205

RECEIVED
OCT 01 1996
CFA

Office of the City Clerk

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

Telephone (702) 334-2030
Fax (702) 334-2432

September 27, 1996

FILED THIS DATE
9/27/96
BY: *[Signature]*
CITY CLERK

South Meadows Properties
Roger Norman
501 S. Meadows Parkway
Reno, NV 89511

RE: Case No. 66-92/File 37 (South Meadows/Phases I, II, & III)

Dear Applicant:

At a regular meeting held September 24, 1996, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. Annexation of 5 parcels containing ± 12.46 acres, by ordinance;
- B. Master Plan amendments, by resolution, subject to a finding of conformance by the Regional Planning Commission, on 6 parcels containing ± 10.56 acres as follows: (1) Office/Community Commercial to Office on ± 5.15 acres; (2) Specific Plan Area (County) to Community Commercial on ± 1.25 acres; (3) General Commercial (County) to Manufacturing/Distribution and Warehousing on ± 3.26 acres; and (4) Manufacturing to Manufacturing/Distribution and Warehousing on $\pm .9$ acres,
- C. Zoning map amendments from LLR-1 (Large Lot Residential - 1 acre), LLR-2.5 (Large Lot Residential - 2.5 acres) and AC (Arterial Commercial) to PUD (Planned Unit Development) on ± 10.56 acres, ;
- D. An amendment to the tentative plan for South Meadows Phases I and II to add ± 10.56 acres; and

3212191
85/11/2895
115 of 285

South Meadows Properties, Roger Norman
Case No. 66-92/File 37 (South Meadows/Phases I, II, & III)
September 27, 1996
Page 2

E. Amendments to the Design Guidelines for South Meadows PUD Phases I, II and III, as follows:

(1) Phases I and II:

- a. Delete the option of a 93-foot right-of-way for both Double R Boulevard (formerly Wilbur May Parkway) and South Meadows Parkway.
- b. Add wording to the Design Guidelines that would allow the administrator to approve changes that are in substantial compliance with the overall project character and design.

(2) Phase III:

- a. Delete the option of a 93-foot right-of-way for both Double R Boulevard (formerly Wilbur May Parkway) and South Meadows Parkway.
- b. Add wording to the Design Guidelines that would allow the administrator to approve changes that are in substantial compliance with the overall project character and design.
- c. Change the mix of housing units from 3,000 single family units and 1,554 multi-family units to 3,201 single family units and 1,353 multi-family units. It should be noted that the total number of dwelling units (i.e., 4,554) remains unchanged.
- d. Specify an architectural character for Planning Unit "O" which would allow an architectural style that provides a transition between the commercial areas to the west and the residential developments to the east.
- e. Increase the amount of lawn or turf area from 50 percent to 75 percent for projects that used reclaimed water for irrigation.

The annexation will become effective November 6, 1996, the day after the November 5, 1996 general election.



3212191
05/11/2005
116 of 295

South Meadows Properties, Roger Norman
Case No. 66-92/File 37 (South Meadows/Phases I, II, & III)
September 27, 1996
Page 3

The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within two (2) months of the date of City Council approval. The amended plan shall be certified by the City Council within four (4) months of the date of City Council's tentative approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

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

Sincerely,

Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks & Recreation
Brita Tryggvi, CFA



3212191
05/11/2005
117 of 285

COPY



3212191
05/11/2005
118 of 285

DEC 28 1996

CFA

Office of the City Clerk

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

Telephone (702) 334-2030
Fax (702) 334-2432

December 19, 1996

South Meadows Properties
Roger Norman
501 S. Meadows Parkway
Reno, NV 89511

FILED THIS DATE

12/20/96

BY: [Signature]
CITY CLERK

RE: Case No. 66-92/File 37 (South Meadows Phases I and II)

Dear Applicant:

At a regular meeting held December 17, 1996, the City Council certified the amendments to the Final Plan and Guidelines for South Meadows Phases I and II in accordance with NRS 278A, and as per City Clerk's letter of approval dated September 27, 1996.

In order to effectuate the PUD zoning on this site, you must record the amended Final Plan and Guidelines.

Sincerely,

[Handwritten Signature]

Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Brita Tryggvi, CFA ✓



3212191
05/11/2005
119 of 265

COPY

Donald J. Cook
City Clerk
(775) 334-2030
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

July 14, 2000

FILED THIS DATE

21 18 00

BY: [Signature]
CITY CLERK

South Meadows Properties LTD
Attn: Roger Norman
560-C South Meadows Parkway
Reno, NV 89511

RE: LDC00-00670 (South Meadows I and II Amendment)

Dear Applicant:

At a regular meeting held July 11, 2000, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for amendment to the existing South Meadows PUD (Planned Unit Development) to eliminate a previously delineated ± 2.82 acre wetland and include it in Unit F, which has been approved for commercial land uses, on a site on the southeast corner of South Meadows Parkway and South Virginia Street in a PUD zone, subject to the following condition:

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

1. Within three (3) months of the date of City Council approval, the applicant shall submit the revisions to the Community Development Department for certification by City Council. Within one (1) month of the date of certification, the applicant shall have the handbook recorded. Failure to comply with this time shall render this approval null and void.





3212191
05/11/2005
121 of 205

South Meadows Properties LTD
LDC00-00670 (South Meadows PUD Phases I and II/PUD Amendment)
July 14, 2000
Page 2

Sincerely,

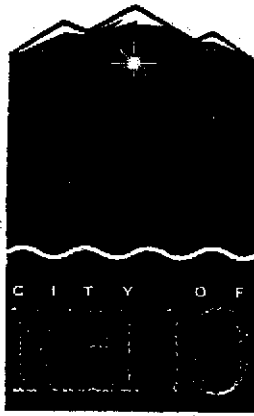
Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Brita Tryggvi, CFA, Inc.

COPY

Donald J. Cook
City Clerk
(775) 334-2030
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

July 14, 2000

South Meadows Properties LTD
Attn: Roger Norman
560-C South Meadows Parkway
Reno, NV 89511

FILED THIS DATE

7/18/00
BY: [Signature]
CITY CLERK

RE: LDC00-00670 (South Meadows I and II Amendment)

Dear Applicant:

At a regular meeting held July 11, 2000, the City Council certified the final plan amendment for South Meadows Planned Unit Development which was tentatively approved by the Planning Commission on June 21, 2000, and by the City Council on July 11, 2000.

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

Sincerely,

[Signature]
Donald J. Cook
City Clerk

DJC:cdg

3212191
65/11/2005
122 of 205





3212191
05/11/2005
123 of 205

South Meadows Properties Ltd.
LDC00-00670 (South Meadows PUD Phases I and II/PUD Amendment)
July 14, 2000
Page 2

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Brita Tryggvi, CFA, Inc.

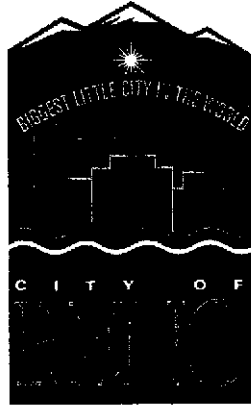
COPY

RECEIVED WRI-RENO

JUL 12 2010

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

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



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

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

July 8, 2010

Renown Medical Center South Meadows
Attn: Steve Tapogna
1155 Mill St., I-2
Reno, NV 89502

FILED THIS DATE

7/8/10

BY: cdg
CITY CLERK

RE: Case No. LDC09-00075 (South Meadows PUD Amendment - Renown) – Certification of Amended Design Guidelines for South Meadows PUD Phases I, II and III

Dear Applicant:

At a regular meeting held July 7, 2010, the City Council certified the Amended Design Guidelines for the South Meadows PUD (Planned Unit Development) Phases I, II and III. The amended guidelines have been reviewed and approved by staff as to their conformance with the PUD amendments tentatively approved by City Council on August 26, 2009 and April 14, 2010. The property is located along the west side of Double R Boulevard +190 feet south of its intersection with South Meadows Parkway (10101 and 10085 Double R Boulevard) in the PUD zone and consists of +33.86 acres.

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

Sincerely,

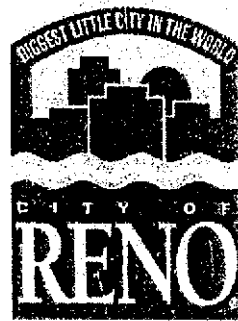
Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Melissa Lindell, Wood Rodgers, Inc.

A-35

Lynnette R. Jones
City Clerk
(775) 334-2030
ljonesl@reno.gov



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

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

April 23, 2010

Renown Medical Center South Meadows
Attn: Steve Tapogna
1155 Mill Street, I-2
Reno, NV 89502

FILED THIS DATE
4/23/10
BY: *[Signature]*
CITY CLERK

RE: Case No. LDC09-00075 (Renown South Meadows)

Dear Applicant:

At a regular meeting held April 14, 2010, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to Planning Unit G, Phases I and II and Planning Unit S, Phase III of the South Meadows PUD (Planned Unit Development) to increase the building height for a maximum of one building from 55 feet to 135 feet, on the combined ±33.86 acre site located along the west side of Double R Boulevard ±190 feet south its intersection with South Meadows Parkway (10101 and 10085 Double R Boulevard) in the PUD zone, subject to the following condition:

- A. Approval of the amendment to the South Meadows Phases I, II and III Design Guidelines is subject to payment of all outstanding PUD processing fees, the modifications to the Handbook as noted in the February 3, 2010 Planning Commission staff report, the addition of language to the respective PUD phases as contained in Condition Nos. 1, 2 and 3 attached to this report and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and 2 electronic versions (including PDF and Microsoft Word) for review within two (2) months of the date of City Council approval. All outstanding PUD processing fees shall be paid prior to City Council certification of the PUD amendment. The PUD amendment shall be certified by the City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline and to pay all outstanding PUD processing fees shall render this approval null and void.

Renown Medical Center South Meadows
Case No. LDC09-00075 (Renown South Meadows)
April 23, 2010
Page 2

1. Prior to Council certification of this PUD amendment, the applicant shall add language and graphics to the Design Guidelines for Planning Unit G of Phases I and II and Planning Unit S of Phase III that limits the total square footage for the combined ±33.86 acre Renown Hospital/Medical Offices uses site to 917,201 gross square feet with a maximum of 663,146 square feet of gross hospital/medical office space; and limits the maximum overall building height of 135 feet to one building within the combined 33.86 acre site. All other buildings within the combined ±33.86 acre site shall not exceed 55 feet in height.
2. Prior to Council certification of this PUD amendment, the applicant shall add language and graphics to Planning Unit G of Phases I and II and Planning Unit S or Phase III that requires/demonstrates that all new buildings on the combined ±33.86 acre site will be architecturally consistent with the existing buildings on the site.
3. Prior to Council certification of this PUD amendment, the applicant shall provide a legal description and revise the Planning Unit maps within both Phases I and II and Phase III to clearly define the ±33.86 acres contained in this amendment.

Sincerely,



Lynn R. Jones for

Lynnette R. Jones
City Clerk

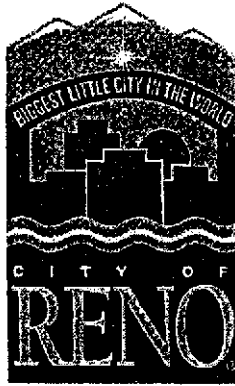
LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Marchon Miller, Regional Transportation Commission
Melissa Lindell, Wood Rodgers

vern

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

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



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

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

September 8, 2009

Renown Medical Center South Meadows
Attn: Steve Tapogna
1155 Mill St., I-2
Reno, NV 89502

FILED THIS DATE
9 / 8 / 09
BY: *[Signature]*
CITY CLERK

RE: Case No. LDC09-00075 (South Meadows PUD Amendment - Renown)

Dear Applicant:

At a regular meeting held August 26, 2009, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning text amendment to Planning Unit G, Phases I and II, and Planning Unit S, Phase III of the South Meadows PUD (Planned Unit Development). The proposed amendments consist of the following for both Planning Units: (1) to clarify and add medical uses that are accessory to the existing Renown Hospital use such as physicians offices, laboratories, and helistops; (2) to allow additional signage, including monument/freestanding, building and directional signs for the hospital; and (3) to allow the 240 square foot, 26.5 foot tall, freestanding hospital project identification sign to be placed ±40 feet east of the US 395 right-of-right on a ±33.86 acre site located along the west side of Double R Boulevard ±190 feet south its intersection with South Meadows Parkway (10101 and 10085 Double R Boulevard) in the PUD zone, subject to Condition A:

A-38

Renown Medical Center South Meadows, Attn: Steve Tapogna
Case No. LDC09-00075 (South Meadows PUD Amendment - Renown)
September 8, 2009
Page 2

- A. Approval of the amendment to the South Meadows Phases I, II and III Design Guidelines is subject to the modifications to the Handbook as noted in the June 3, 2009 Planning Commission staff report for LDC09-00075, the addition of language to the respective PUD phases as contained in Condition No. 1 attached to this report and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two (2) months of the date of City Council approval; and certified by the City Council and recorded within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.
1. Prior to Council certification of this PUD amendment, the applicant shall incorporate sign changes (a) - (d) as contained on page 3 of the June 1, 2009, Planning Commission staff report for LDC09-00075 into the Design Guidelines for Planning Unit G of Phases I and II and Planning Unit S of Phase III.

Sincerely,

Carmi Andersen for

Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Melissa Lindell, Wood Rodgers, Inc.



COPY

APPENDIX B

**EXCERPTS FROM CHAPTER 18.06
ZONING ORDINANCE**



Sec. 18.06.220. P-O Professional Office.

(a) Purpose. The purpose of this zone is to provide for office conversions and small office developments. This zone is considered appropriate in transitional areas designated on the master plan or adjacent to residential districts.

(b) Permitted uses: Uses permitted on a lot or parcel having the required width:

- (1) Art galleries, museums, libraries.
- (2) Professional, business, financial, civic or public utility offices. No retail activity, display of merchandise, or storage shall take place.
- (3) Single family dwellings of a permanent nature, in conjunction with office use.
- (4) Accessory uses customarily incidental to the above.

(c) Uses requiring a special use permit:

- (1) Barber and Beauty Shops.
- (2) Child Care Facilities.
- (3) Financial institutions.
- (4) Laboratories.
- (5) Overhead power lines carrying more than 25 kv.
- (6) Recording studios.

(d) Prohibited uses:

- (1) Automated teller machines.
- (2) Drive-up windows.

(e) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.06.340. Parking shall not be permitted within the required front yard in front of the building unless said yard is located adjacent to an arterial or collector street.

(f) Building Separations. A detached accessory building shall be located not closer than three (3) feet to any main building on the same lot or five (5) feet from any property line. There shall be a minimum separation of ten (10) feet between all main buildings.

3212191
05/11/2005
126 of 205

(g) Required width: Fifty (50) feet average width.

(h) Advertising. Advertising signs shall be nonilluminated and limited to one monument sign and one wall sign per parcel. Neither sign shall exceed twenty (20) square feet in size.

(i) Building height: 25 feet; maximum of two (2) stories.

(j) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

(1) Front: Ten (10) feet, which shall be landscaped.

(2) Side: Five (5) feet or as provided in (4) below, whichever is greater.

(3) Rear: Ten (10) feet or as provided in (4) below, whichever is greater.

(4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. The additional setback shall be measured starting at the five (5) foot side or ten (10) foot rear setback line.

(k) Character. In established areas, new construction must be consistent in scale and architecturally compatible with other principal structures in the area.



Sec. 18.06.225. G-0 General Office.

(a) Purpose: The purpose of this zone is to establish regulations for office parks or complexes which also provide for complementary uses which are secondary in nature.

(b) Permitted uses:

- (1) Professional, business, financial, civic or public utility offices.
- (2) Child care centers.
- (3) Restaurants.
- (4) Office supply stores.
- (5) Quick-copy establishments.
- (6) Financial institutions.
- (7) Barber and beauty salons.
- (8) Art galleries, museums and libraries.
- (9) Satellite or microwave stations provided they are located on top of buildings of three stories or greater in height.
- (10) Accessory uses customarily incidental to the above.

(c) Uses requiring a special use permit:

- (1) Service establishments other than those listed under permitted uses, which provide a service to the occupants of the office buildings.
- (2) Recording studios.
- (3) Laboratories.
- (4) Overhead power lines carrying more than 25 kv.

(d) Required project area: 3 acres or one entire city block.

(e) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in Section 18.06.340.



3212191
05/11/2005
128 of 285

(f) Building separations: A detached accessory building shall be located not closer than ten (10) feet to any other building. There shall be a minimum separation of ten (10) feet between all main buildings.

(g) Building height:

- (1) The maximum building height shall be 55 feet unless the property is located within a focal center.
- (2) For properties located within a focal center, building height greater than 55 feet shall require the approval of a special use permit.
- (3) For properties located within a Level 2 or a Level 3 focal center, the maximum permitted building height shall be limited by the following criteria:

a. <u>Land Area of Site</u>	<u>Building Height in Focal Centers</u>	
	<u>Level 2</u>	<u>Level 3</u>
Less than 3 acres, but at least one entire city block	85 feet	85 feet
3 acres - 3.99 acres	100 feet	100 feet
4 acres - 4.99 acres	110 feet	110 feet
5 acres - 5.99 acres	120 feet	120 feet
6 acres - 6.99 acres	130 feet	130 feet
7 acres - 7.99 acres	140 feet	140 feet
8 acres - 8.99 acres	150 feet	150 feet maximum
9 acres - 9.99 acres	160 feet	
10 acres - 10.99 acres	170 feet	
11+ acres	175 feet maximum	

b. Additionally, any office tower proposed to be more than 120 feet in height may be increased in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1. Percent of gross site landscaped	Maximum height permitted
25%	120 feet
26%	130 feet
27%	140 feet
28%	150 feet
29%	160 feet
30%	170 feet
31%	175 feet



2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

(h) Landscaping: In addition to the requirements of Section 18.06.341, the minimum portion of a site area to be permanently landscaped shall be 25%.

(i) Yards: Except as provided in Section 18.06.050 and 18.06.330, minimum yards shall be:

- (1) Front: Fifteen (15) feet, which shall be landscaped.
- (2) Side: 10 feet or as provided in (4) below, whichever is greater.
- (3) Rear: 10 feet or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit "B", the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 setback/height ratio for that portion of any building which exceeds 15 feet in height. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.



3212191
05/11/2005
130 of 285**Section 18.06.240. NC Neighborhood Commercial.**

(a) **Purpose.** The purpose of this zoning district is to provide for commercial and service enterprises which are customarily associated with residential development. This shall not be construed to include those businesses which are based on a community-wide or regional market. It is further the intent for this zone to allow for uses which are frequented for personal goods or services such that there is a reduction in the number and length of vehicle trips.

(b) **Permitted Uses.**

- (1) Art galleries and libraries.
- (2) Bakery, retail (baking on premises with all baked goods sold at retail on premises).
- (3) Barber and beauty salons.
- (4) Child care facilities.
- (5) Convenience service establishments such as tailoring, shoe repair, and the like.
- (6) Financial institutions.
- (7) Fitness centers.
- (8) Laundry pick-up establishments (no laundering on the premises); laundromats; and small-scale dry cleaning establishments not exceeding 2,000 square feet in size and provided they are not located within 1/4 mile of any existing dry cleaning establishment.
- (9) Professional, business, financial, civic or public utility offices.
- (10) Quick-copy establishments.
- (11) Residential uses on the second floor only.
- (12) Restaurants, without bars or cocktail lounges.
- (13) Retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the retail sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building.



- (14) Video rental establishments.
- (15) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

- (1) Car washes.
- (2) Collection stations. Such facilities shall not include any processing of materials collected.
- (3) Convenience stores.
- (4) Drive-through facilities, which are accessory to permitted uses.
- (5) Freestanding automated teller machines.
- (6) Overhead power lines carrying more than 25 kv.
- (7) Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no kenneling).
- (8) Restaurants with bars or cocktail lounges.
- (9) Service stations.
- (10) Uses operating more than 17 hours per day.
- (11) Video arcades (no gaming devices).

(d) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.02.580.

(e) Advertising.

- (1) Pole or monument signs shall be limited to one per street frontage for each parcel and shall not exceed 80 square feet in size and 25 feet in height.
- (2) Wall signs shall be limited to one per business per street frontage, not to exceed 60 square feet in size. In cases where neither a pole or monument sign is erected pursuant to (1) above, then one additional wall sign, not to exceed 60 square feet in size, may be erected on the parcel with the property owner's consent.



- (3) No other advertising signs shall be permitted.
- (f) Height Limitation: 25 feet; maximum of two (2) stories.
- (g) Required Width: Fifty (50) feet average.
- (h) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:

- (1) Front: Ten (10) feet which shall be comprised entirely of landscaping.
- (2) Side: Buildings must be placed either on the side lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
- (3) Rear: Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. The ten feet adjacent to the property line shall be landscaped when the site adjoins residentially zoned property. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Section 18.06.250. Arterial Commercial

(a) Purpose: The purpose of this zoning district is to provide for commercial and service enterprises that generate large volumes of automobile traffic and are dependent upon direct or indirect access to major arterials.

(b) Permitted Uses:

- (1) Automobile repair establishments. All repair must take place within an enclosed building.
- (2) Bakery, retail (baking on premises with all baked goods sold at retail on premises).
- (3) Barber and beauty salons.
- (4) Child care facilities.
- (5) Churches.
- (6) Convenience service establishments such as tailoring, shoe repair and the like.
- (7) Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.
- (8) Financial institutions.
- (9) Fitness centers.
- (10) Funeral parlors.
- (11) Hospitals.
- (12) Laundry pick-up establishments (no laundering on the premises); laundromats; and small-scale dry cleaning establishments not exceeding 2,000 square feet in size and provided they are not located within 1/4 mile of any existing dry cleaning establishment.
- (13) Motels.
- (14) Private clubs and lodges.
- (15) Professional, business, financial, civic or public utility offices.
- (16) Quick-copy establishments.
- (17) Recreational vehicle parks.

3212191
05/11/2005
134 of 205

- (18) Residential uses above the first floor.
 - (19) Restaurants, with or without cocktail lounges.
 - (20) Satellite or microwave stations provided they are located on top of buildings of 3 stories or greater in height.
 - (21) Schools and colleges.
 - (22) Service stations.
 - (23) Theatres (no drive-in theatres).
 - (24) Video arcade (no gaming devices).
 - (25) Video rental establishments.
 - (26) 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.
 - (27) Accessory uses which are incidental to and customarily associated with the above permitted uses.
- (c) Uses requiring a special use permit:
- (1) Amusement parks.
 - (2) Automobile body repair, including painting.
 - (3) Automobile, mobile homes and/or recreational vehicle sales/rental establishments.
 - (4) Bars.
 - (5) Bowling alleys, skating rinks, golf driving ranges or other similar recreational facilities.
 - (6) Car washes.
 - (7) Collection stations. Such facilities shall not include any processing of materials collected.



- (8) Convenience stores.
- (9) Drive-through facilities.
- (10) Freestanding automated teller machines.
- (11) Laboratories.
- (12) Overhead power lines carrying more than 25 kv.
- (13) Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kenneling).
- (14) Plant nursery. All outside display or storage of merchandise shall be screened from off-premises view.
- (15) Pool or billiard parlors.
- (16) Uses operating more than 17 hours per day.

(d) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.02.580.

(e) Height limitations:

- (1) The maximum building height shall be 55 feet unless the property is located within a focal center.
- (2) For properties located within a focal center, building height greater than 55 feet shall require the approval of a special use permit.
- (3) For properties located within a Level 2 or a Level 3 focal center, the maximum building height shall be limited by the following criteria.



3212191
05/11/2005
136 of 205

a. <u>Land Area of Site</u>	<u>Building Height in Focal Centers</u>	
	<u>Level 2</u>	<u>Level 3</u>
Less than 1 acre	55 feet	55 feet
1 acre - 1.99 acres	70 feet	70 feet
2 acres - 2.99 acres	85 feet	85 feet
3 acres - 3.99 acres	100 feet	100 feet
4 acres - 4.99 acres	110 feet	110 feet
5 acres - 5.99 acres	120 feet	120 feet
6 acres - 6.99 acres	130 feet	130 feet
7 acres - 7.99 acres	140 feet	140 feet
8 acres - 8.99 acres	150 feet	150 feet
		maximum
9 acres - 9.99 acres	160 feet	
10 acres - 10.99 acres	170 feet	
11+ acres	175 feet	maximum

b. Additionally, any structure proposed to be more than 120 feet in height may be increased in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1. Percent of gross site landscaped	Maximum height permitted
15%	120 feet
16%	130 feet
17%	140 feet
18%	150 feet
19%	160 feet
20%	170 feet
21%	175 feet

2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

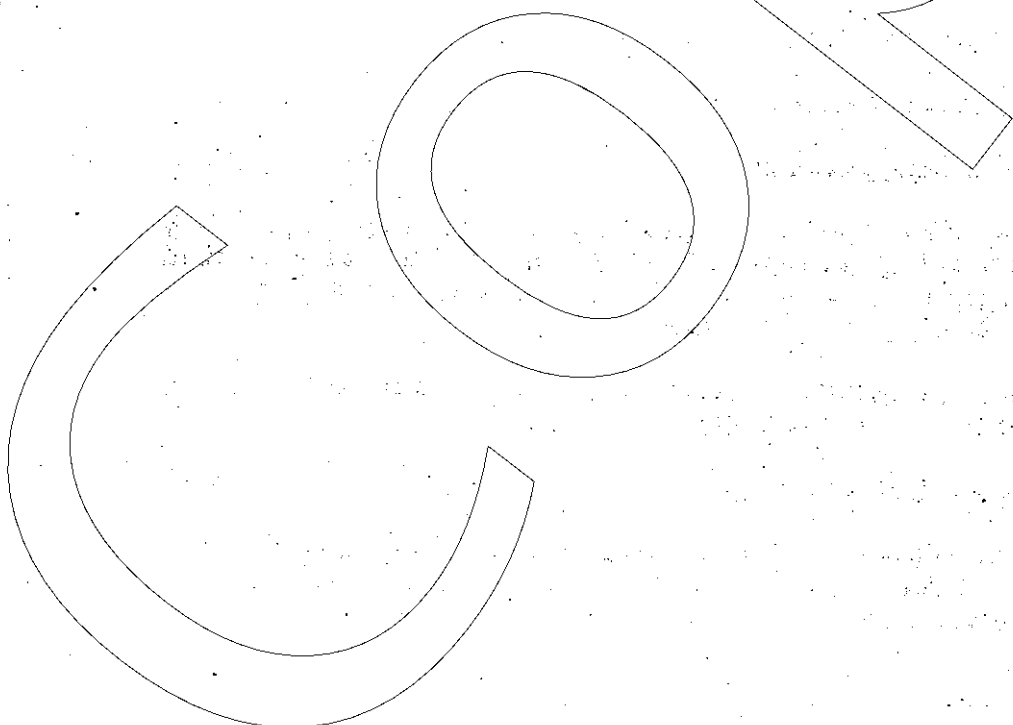
(e) Required Width: Fifty (50) feet.

(f) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:

(1) Front - Ten (10) feet which shall be comprised entirely of landscaping.



- (2) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
- (3) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.



**Section 18.06.260. CC Community Commercial**

(a) **Purpose:** The purpose of this zoning district is to provide for general commercial and service enterprises for the community at large.

(b) **Permitted Uses:**

- (1) Automobile repair establishments. All repair must take place within an enclosed building.
- (2) Bakeries, wholesale or retail.
- (3) Barber and beauty salons.
- (4) Boarding houses.
- (5) Bus or other transportation terminals (no repair of vehicles).
- (6) Car washes.
- (7) Child care facilities.
- (8) Churches.
- (9) Convenience service establishments such as tailoring, shoe repair and the like.
- (10) Cultural facilities (including art galleries, libraries and museums) and/or publicly-owned buildings.
- (11) Financial institutions.
- (12) Fitness centers.
- (13) Funeral parlors.
- (14) Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment.
- (15) Maintenance, repair and renovation businesses within an enclosed building.
- (16) Open lot parking.
- (17) Pet stores, pet grooming establishments, and/or veterinarian offices or clinics (no outside kenneling).



- (19) Plant nursery. All outside display or storage of merchandise shall be screened from off-premises view.
 - (20) Printing (including quick-copy establishments), reproduction or publishing establishments.
 - (21) Private clubs and lodges.
 - (22) Professional, business, financial, civic or public utility offices.
 - (23) Recording studios.
 - (24) Rental businesses within an enclosed building.
 - (25) Residential uses above the first floor.
 - (26) Restaurants with or without cocktail lounges.
 - (27) Satellite or microwave stations provided they are located on top of buildings of 3 stories or greater in height.
 - (28) Schools and colleges.
 - (29) Service stations.
 - (30) Theaters (no drive-in theaters).
 - (31) Video arcade.
 - (32) Video rental establishments.
 - (33) Wholesale and retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Such establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the use and provided that all storage, processing and repair of merchandise occurs within the principal building.
 - (34) Accessory uses which are incidental to and customarily associated with the above permitted uses.
- (c) Uses requiring a special use permit:
- (1) Automobile body repair, including painting.

3212191
05/11/2005
140 of 205

- (2) Bars.
- (3) Collection stations. Such facilities shall not include any processing of materials collected.
- (4) Convenience stores.
- (5) Drive-through facilities.
- (6) Freestanding automated teller machines.
- (7) Laboratories.
- (8) Massage parlors, tatoo parlors, body painting and the like.
- (9) Overhead power lines carrying more than 25 kv.
- (10) Pool or billiard parlors.
- (11) Power substations and other public facilities.
- (12) Taxidermists.
- (13) Uses operating more than 17 hours per day.

(d) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.02.580.

(e) Height limitations:

- (1) The maximum building height shall be 55 feet unless the property is located within a focal center.
- (2) For properties located within a focal center, building height greater than 55 feet shall require the approval of a special use permit.
- (3) For properties located within a Level 2 or a Level 3 focal center, the maximum building height shall be limited by the following criteria.



a. Land Area of Site Building Height in Focal Centers

	<u>Level 2</u>	<u>Level 3</u>
Less than 1 acre	55 feet	55 feet
1 acre - 1.99 acres	70 feet	70 feet
2 acres - 2.99 acres	85 feet	85 feet
3 acres - 3.99 acres	100 feet	100 feet
4 acres - 4.99 acres	110 feet	110 feet
5 acres - 5.99 acres	120 feet	120 feet
6 acres - 6.99 acres	130 feet	130 feet
7 acres - 7.99 acres	140 feet	140 feet
8 acres - 8.99 acres	150 feet	150 feet
		maximum
9 acres - 9.99 acres	160 feet	
10 acres - 10.99 acres	170 feet	
11+ acres	175 feet	maximum

b. Additionally, any structure proposed to be more than 120 feet in height may be increased in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1. Percent of gross site landscaped	Maximum Height permitted
15%	120 feet
16%	130 feet
17%	140 feet
18%	150 feet
19%	160 feet
20%	170 feet
21%	175 feet

2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

(f) Required Width: Fifty (50) feet.

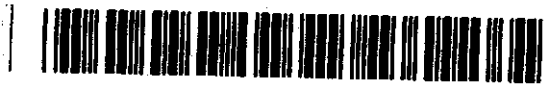
(g) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:

(1) Front - Five (5) feet which shall be comprised entirely of landscaping.



3212191
05/11/2005
142 of 205

- (2) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, then there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (3) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.



Sec. 18.06.270. I Industrial.

(a) Purpose. The purpose of this zoning district is to provide for intensive activities and land uses which have the most potential for being obnoxious (heavy industrial). This zoning is located in areas with access to air, roadway and/or railway transportation systems.

(b) Permitted Uses:

- (1) Animal kennels.
- (2) Automobile repair establishments.
- (3) Bakery, wholesale.
- (4) Car washes.
- (5) Convenience stores.
- (6) Fitness centers.
- (7) Indoor manufacturing, processing, assembly and fabrication businesses.
- (8) Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment.
- (9) Maintenance, repair and renovation businesses.
- (10) Outdoor storage. In addition to other screening requirements contained in this code, outdoor storage shall be visually screened from streets with a solid view-screening fence.
- (11) Overhead power lines carrying more than 25 kv.
- (12) Power substations and other public facilities.
- (13) Printing, reproduction or publishing establishments.
- (14) Rental businesses.
- (15) Restaurants, with or without cocktail lounges.
- (16) Satellite or microwave stations.
- (17) Service stations.



(18) Warehousing and/or distribution facilities.

(19) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

(1) Animal and animal byproduct processing.

(2) Chemical processing and/or manufacturing.

(3) Laboratories.

(4) Manufacturing, processing, wholesaling, distributing, or storage activities which produce, transport or store hazardous waste.

(5) Outdoor manufacturing, processing, assembly and fabrication businesses.

(6) Residential quarters for guards or caretakers in connection with allowed uses.

(7) Rifle ranges within an enclosed building.

(8) Septic tank services.

(9) Transmission towers.

(10) Truck, bus or transportation terminals.

(11) Wrecking yard, salvage yard, or junk yard.

(d) Uses specifically prohibited:

(1) Any residential use except in conjunction with a permitted use.

(2) Churches, schools, or institutions.

(3) Hotels with or without gaming.

(e) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.06.340.

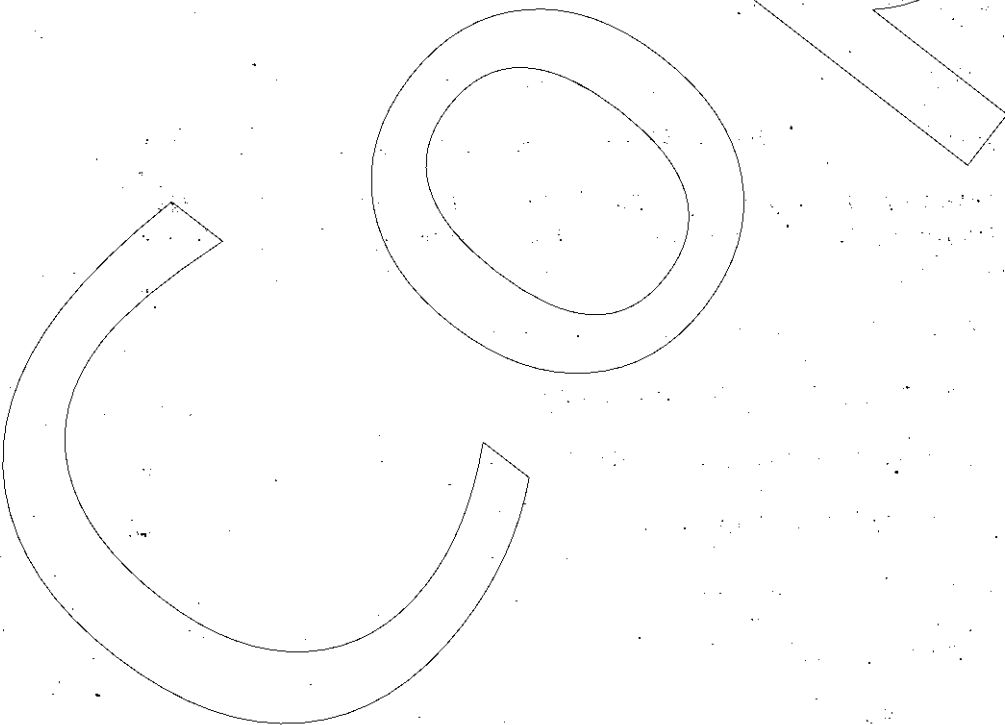
(f) Height limitation: Fifty-five (55) feet.

(g) Required area and width: One acre minimum area; one hundred fifty (150) feet average width.

(g) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:



- (1) Front - Ten (10) feet which shall be comprised entirely of landscaping.
- (2) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet which is comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (3) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet which is comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side and ten (10) foot rear setback line.





Sec. 18.06.280. IB Industrial Business Park.

(a) Purpose. The purpose of this zoning district is to provide for research and development and production facilities. It is primarily intended for developing areas. This type of zoning should be separated from residential development by natural and man-made buffers such as, but not limited to, major drainageways and arterial roadways.

(b) Permitted uses: Uses permitted on a lot or parcel having the required area and width:

- (1) Bakery, wholesale.
- (2) Business schools, vocational and trade schools.
- (3) Fitness centers.
- (4) Indoor manufacturing, processing, assembly and fabrication businesses.
- (5) Indoor storage, which is incidental to a permitted use.
- (6) Office supply stores.
- (7) Offices and financial institutions.
- (8) Printing, reproduction, or publishing establishments.
- (9) Recording studios.
- (10) Restaurants, with or without cocktail lounges.
- (11) Satellite or microwave stations.
- (12) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

- (1) Automated teller machines.
- (2) Chemical processing and/or manufacturing.
- (3) Child care facilities.
- (4) Convenience Stores.
- (5) Drive-through facilities.



- (6) Indoor manufacturing, processing, wholesaling, distributing or storage activities which produce, transport or store hazardous waste.
- (7) Laboratories.
- (8) Power substations and other public facilities.
- (9) Outdoor storage, subject to the following limitations:
 - a. The outdoor storage must be incidental to the primary use of the property;
 - b. No outdoor storage shall be permitted in conjunction with any strictly commercial use permitted in the IB zone;
 - c. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted;
 - d. No outdoor storage shall be permitted on any site adjoining a residentially zoned property;
 - e. Only materials actively used in the business may be stored;
 - f. Stacked material must not exceed the height of the wall or fence;
 - g. Outdoor storage shall only be located on the rear one half of any site;
 - h. The outdoor storage shall not exceed 20% of any site;
 - i. The size of the outdoor storage area must not exceed the square footage of the main building on the site;
 - j. The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street; and
 - k. Walls or fences which are visible from the street must be architecturally compatible with the primary building.



(10) Overhead power lines carrying more than 25 kv.

(d) Uses specifically prohibited:

- (1) Any residential use.
- (2) Churches, schools or institutions.
- (3) Hotels, with or without gaming.

(e) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.06.340.

(f) Height limitation: Forty (40) feet; maximum of three (3) stories.

(g) Required area and width: One-half acre minimum area; one hundred fifty (150) feet average width.

(h) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

- (1) Front - Twenty (20) feet, the first ten (10) feet of which must be entirely landscaped.
- (2) Side - Twenty (20) feet or as provided in (4) below, whichever is greater.
- (3) Rear - Twenty (20) feet or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.



Section 18.06.281. IC Industrial Commercial District.

(a) Purpose. The purpose of this district is to provide for a mix of industrial and small scale commercial land uses.

(b) Permitted uses.

- (1) Automobile repair establishments. All repair must take place within an enclosed building.
- (2) Bakery, wholesale.
- (3) Business schools, vocational and trade schools.
- (4) Car washes.
- (5) Fitness centers.
- (6) Indoor manufacturing, processing, assembly and fabrication businesses.
- (7) Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment.
- (8) Maintenance, repair and renovation businesses.
- (9) Office supply stores.
- (10) Offices and financial institutions.
- (11) Open lot parking.
- (12) Outdoor storage. In addition to other screening requirements contained in this code, outdoor storage shall be visually screened from streets.
- (13) Plant nurseries.
- (14) Printing, reproduction or publishing businesses.
- (15) Recording studios.
- (16) Rental businesses.
- (17) Restaurants, with or without cocktail lounges.

3212191
05/11/2005
150 of 285

- (18) Retail businesses which deal in the sale of low-volume, bulky goods.
 - (19) Retail outlets incidental to manufacturing or wholesaling.
 - (20) Satellite or microwave stations.
 - (21) Service stations.
 - (22) Warehousing and/or distribution facilities.
 - (23) Wholesale businesses.
 - (24) Accessory uses which are incidental to and customarily associated with above uses.
- (c) Uses requiring a special use permit:
- (1) Chemical processing and/or manufacturing.
 - (2) Child care facilities.
 - (3) Churches. A special use permit for a church in this zone shall not exceed two years in duration.
 - (4) Convenience stores.
 - (5) Drive-through facilities.
 - (6) Freestanding automated teller machines.
 - (7) Indoor manufacturing, processing, wholesaling, distribution or storage activities which produce, transport or store hazardous waste.
 - (8) Laboratories.
 - (9) Overhead power lines carrying more than 25 kv.
 - (10) Power substations and other public facilities.
 - (11) Residential quarters for guards or caretakers in connection with allowed uses.
- (d) Uses specifically prohibited:
- (1) Any residential use except in conjunction with a permitted use.
 - (2) Hotels with or without gaming.



(e) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.06.340.

(f) Height limitation: Forty (40) feet; maximum of three (3) stories.

(g) Required width: Fifty (50) feet average width.

(h) Yards. Except as provided in sections 18.06.050 and 18.06.330, minimum yards shall be:

- (1) Front - Twenty (20) feet, the first ten (10) feet of which must be comprised entirely of landscaping.
- (2) Side - Buildings must be placed either on the side lot line or a minimum of ten (10) feet away. If the structure is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (3) Rear - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the structure is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.
- (4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

**Section 18.06.340. Parking and loading.**

(a) Permanently maintained off-street parking facilities shall be provided in accordance with the provisions of this section. When existing buildings are enlarged, off-street parking and loading facilities shall be provided in accordance with the provisions of this section for the enlargement. When existing residential structures are converted to office or commercial use or from single family use to multi-family residential use, off-street parking shall be provided in accordance with the provisions of this section. When approving a business license from one permitted use within a zone to another permitted use, additional parking in accordance with this section may be required when the administrator determines that the new use would result in a substantial increase in parking demand.

(b) Unless otherwise specified, all required off-street parking shall be located on the premises.

(c) Unobstructed access to a public right-of-way shall be provided, intersecting the right-of-way at an angle of approximately ninety (90) degrees. All driveways must be paved. Except for variations approved by the administrator, driveway approaches shall comply with city standards and shall be a minimum of 14 feet in width for one-way traffic and 24 feet in width for two-way traffic. Two-way access lanes shall be a minimum of twenty (20) feet in width; one-way access lanes shall be a minimum of fourteen (14) feet in width or as approved by the fire chief. Except in conjunction with a single family or duplex residential use, no parking area shall require or encourage a vehicle to back over the property line into the public street right-of-way.

(d) Public and semi-public parking lots, service areas, loading spaces, drive-in businesses, automobile, mobile home, recreational vehicle and boat sales and storage areas shall be developed in accordance with the provisions of this section, and shall be subject to review and approval by the administrator. Persons operating a public or semipublic or patron parking lot shall post and maintain at each entrance to such parking lot a permanent sign suitable to apprise persons using same of the following:

- (1) Use of a recreational vehicle for sleeping and dwelling purposes while parked on this parking lot is unlawful: City Code 18.12.090.
- (2) Violation constitutes a misdemeanor and is punishable by law.

Such signs shall first be approved by the administrator and shall be illuminated so as to be easily readable and noticeable.



A person establishing a public or semi-public parking lot shall maintain at each entrance to such parking lot a permanent sign approved by the administrator suitable to apprise persons using the same of the following information:

- (1) The hours of the day or night during which the parking lot is open for business.
- (2) Rates charged for parking (if any charge is made) and when more than one rate is charged, or a sliding rate scale is charged, the figures and letters stipulating each rate shall be of uniform size and dimensions, and shall be not less than six (6) inches in height and three (3) inches in width.
- (3) If vehicles in violation of parking rules will be towed from such parking lot, such sign must state this information. If vehicles will be towed, the name and telephone number of the operator of such parking lot who may be contacted if a vehicle is towed must be stated.
- (4) If the parking lot is used exclusively as a patron parking lot, such information as to properly advise the users of the terms and conditions of such use.

Every person establishing or maintaining a public or semi-public parking lot shall furnish to the police department the name and telephone number of the operator or owner who may be contacted if any emergency arises.

(e) Automobile off-street parking spaces shall be a minimum of eight and one-half (8 1/2) feet wide by twenty (20) feet long, or nine (9) feet wide by nineteen (19) feet long. Thirty-five (35) percent of the required spaces may be designed for compact vehicles eight (8) feet wide and fifteen (15) feet long. Layout shall conform to the attached "Exhibit A". Adequate ingress, egress, on-premises circulation and maneuvering areas shall be provided. A two (2) foot vehicle overhang may be permitted where parking abuts a sidewalk with a minimum width of six (6) feet. Wheel stops or other measures to the approval of the administrator shall be provided eighteen (18) inches from landscaped areas.

(f) Each off-street parking space designed for the exclusive use of compact vehicles shall be signed or marked "Compact Car".

(g) Handicapped parking.



3212191
05/11/2005
154 of 205

- (1) All parking areas shall have a minimum of one (1) handicapped parking space. This space shall be thirteen (13) feet wide, clearly identified with signs as described in the handicapped parking sections of NRS 484 and RMC Title 6, with a painted symbol and located within 100 feet of the building entrance.
- (2) The number of handicapped spaces shall be provided in accordance with the following table:

Total Parking Required	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 for each 100 over 1000

- (3) Except for commercial uses with parking lots consisting of five spaces or less, existing commercial uses whose on-site parking is not in conformance with this subsection shall provide handicapped parking in accordance with (1) and (2) above by January 1, 1992.

(h) All off-street parking areas shall be surfaced with a minimum of two (2) inches of asphaltic concrete compacted to ninety-five (95) percent maximum density as determined by ASTM D 1074. Said asphaltic concrete shall be placed over six (6) inches of crushed aggregate base compacted to ninety-five (95) percent maximum density as determined by Nev. T-101. In order to reduce air and water pollution, soil erosion and street sweeping costs, all existing unpaved areas which are used for off-street parking or storage of vehicles shall be paved in accordance with this section within nine (9) months of notice given by the administrator. Temporary construction equipment parking in association with a construction project is exempt. No unpaved areas may be established as parking areas following the effective date of this ordinance.



(i) Whenever more than 10% of an existing parking area is repaved or reconstructed, excluding top seal or restriping, the parking area shall be brought into conformance with landscaping requirements for parking lots. Whenever the requirements of this section and the landscaping requirements are in conflict, this section will prevail with the exception of the requirement for five (5) feet of landscaping adjacent to public rights-of-way.

(j) Portland cement concrete curbing shall be provided to prevent free roll onto public rights-of-way, overhang beyond property lines, or perimeters of landscaped areas.

(k) A wooden or masonry fence as determined by the administrator shall be required to provide a barrier between off-street parking or storage uses and properties residentially zoned or used.

(l) All parking areas with more than ten (10) spaces shall be lighted for security in accordance with Section 18.06.050. The lights must be designed and maintained to produce at least .1 foot-candle of light at pavement level throughout the parking area. Potentially hazardous locations must be individually illuminated with at least .3 foot-candle of light.

(m) Off-street parking or storage areas shall be so maintained as to prevent accumulation of debris or litter.

(n) Off-street parking areas shall be striped or otherwise marked so that individual spaces and driving lanes are clearly indicated. Directional markers shall be painted on the driveway surface or placed on standards as required by the administrator.

(o) Tandem parking will only be permitted in association with single family dwellings or duplex use or valet parking in conjunction with a hotel/casino with a full time attendant(s). Valet parking shall comply with all provisions of this section except that tandem parking stall sizes of eight (8) feet wide by eighteen (18) feet long shall be permitted.

(p) Whenever possible, parking shall be provided in the rear of lots.

(q) Parking areas adjacent to arterial streets shall be screened by either a landscaped berm or a masonry wall of three (3) feet in height located at the perimeter of the parking area.

(r) Interior circulation in parking lots shall be designed such that stacking on arterial or collector streets does not occur as the result of vehicular movements within such parking lots.



3212191
05/11/2005
156 of 295

(s) Off-street loading areas shall be provided for all non-residential developments of 30,000 square feet or more in gross floor area. Each off-street loading area shall consist of at least one space, ten (10) feet by forty-five (45) feet, with a fourteen (14) foot height clearance for each 30,000 square feet of gross floor area. Such off-street loading areas shall not conflict with pedestrian or vehicular circulation.

(t) It shall be unlawful for an owner of a building or land use affected by this section to cause or permit the discontinuance or reduction of required parking or loading facilities without the establishment of acceptable alternative parking or loading facilities which meet the requirements of this section.

(u) Any development which includes 600 or more parking spaces shall either:

- (1) Place a minimum of 70% of the spaces in excess of 600 within a parking garage; or
- (2) Provide a fifteen foot wide landscape area around the perimeter of the parking area which includes a 2 foot high berm and an additional 10 square feet of landscape area for each parking space in excess of 600. Such additional landscape area shall be placed in the interior of said parking area.

(v) No development which requires 20 or more parking spaces shall exceed the number of parking spaces required by this section by more than 10%, unless justified to the satisfaction of the administrator.

(w) Off-street parking requirements, non-downtown area:
(D/U means dwelling unit)

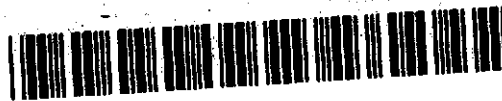
- (1) Residential uses:
 - a. Single-family residence--1 per bedroom.
 - b. Multiple residences--1.25 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than 3 bedrooms; 1 per 10 D/U guest parking.
 - c. Common kitchen development--1.25 parking spaces per bedroom plus one guest parking space per 10 bedrooms.



- d. Congregate care or senior citizen housing (Publicly owned or subsidized or privately owned and deed restricted to limit the use to senior or congregate housing)--1/2 per bedroom and 1 per employee per largest shift plus 1 per 5 D/U guest parking.
- e. Mobile homes--2 per mobile home.
- f. Boarding house; sorority, etc.--1 per each 2 beds.
- g. Dormitories--1 per each 2 beds.
- h. Rest homes; skilled nursing facility--1 per each 4 beds plus 1 per employee on largest shift.

(2) Commercial uses:

- a. General retail, wholesale and services--1 per 200 square feet of gross floor area.
- b. Offices:
 - 1. Professional--1 per each 250 square feet of gross floor area.
 - 2. Medical professional--1 per employee and 6 per physician in attendance during operating hours.
- c. Food and beverage service:
 - 1. Low-volume sit-down restaurant (customer turnover typically hourly or longer)--1 per each 3 seats plus one per employee on largest shift
 - 2. Lounge area--1 per each 100 square feet
 - 3. High-volume restaurant (customer turnover typically less than hourly)--13 per 1,000 square feet plus 1 per employee on largest shift.
- d. Hospitals--1.25 per each bed
- e. Bowling alleys--4 per lane
- f. Financial institutions--1 per 250 square feet gross floor area



- g. Motels--1 per room
- h. Hotels--.8 per room plus parking as required for other uses in the hotel
- i. Theaters--1 per each 3 seats
- j. Child care facility--1 per employee plus 1 space of drop-off area per 10 children
- k. Churches--1 per each 5 seats
- l. Manufacturing--1 space per employee for the largest shift and 5 spaces for visitor parking
- m. Casino--1 per 500 square feet of gaming and commercial area
- n. Drive-through facilities--40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window).

(3) Areas adjacent to gas pumps shall not be considered as required parking.

(4) Uses not herein established: Demands and requirements not clearly indicated herein shall be determined by the administrator, based on the particular use and its particular off-street parking demands.

(x) Off-street parking requirements, downtown parking district. The downtown parking district consists of those properties shown within the downtown area as outlined on "Exhibit B", which area may be described as follows: Commencing at the south right-of-way line of I-80 and the east side of Ralston Street, then south along Ralston Street to the south side of 5th Street, then west on 5th Street to the east side of Vine Street, then south on Vine Street to the north side of 4th Street, then east on 4th Street to the east side of Ralston Street, then south on Ralston Street to the north side of 1st street, then east on 1st Street to the east side of Arlington Avenue, then south on Arlington Avenue to the north side of Ridge Street, then east on Ridge Street to the east side of Flint Street, then south on Flint Street to the north side of California Avenue, then east along California Avenue to the east side of Forest Street, then south along Forest Street to the north side of Tahoe Street, then east along Tahoe Street and continuing east to the west side of South Virginia Street, then north along South Virginia Street to the north side of Stewart Street, then east on Stewart Street to



the west side of Sinclair Street, then north along Sinclair Street till it changes to Lake Street and along Lake Street to the north bank of the Truckee River, then along the north bank of the Truckee River to the west right-of-way line of I-580, then north along I-580 to the south right-of-way line of I-80, then west along I-80 to the west side of Center Street, then north along Center Street to the south side of 8th Street, then west along 8th Street to the east side of North Virginia Street, then south along North Virginia Street to the south right-of-way line of I-80, then west along I-80 to the east side of Ralston Street, the point of beginning.

Off-street parking required by this section in the downtown district shall be on premises or on properties not exceeding one thousand (1,000) feet from premises as measured by the most direct walking distance.

(1) Residential uses:

- a. Single-family residence--1 per bedroom.
- b. Multiple residence--1.0 space per efficiency D/U; 1 per 1 bedroom D/U; 1.5 per 2 or more bedroom D/U; 1 per bedroom in common kitchen D/U; plus 1 per 10 D/U guest parking.
- c. Congregate care or senior citizen housing (Publicly owned or subsidized or privately owned and deed restricted to limit the use to senior or congregate housing) --1/2 per bedroom and 1 per employee per largest shift plus 1 per 5 D/U guest parking.
- d. Mobile homes--2 per mobile home.
- e. Boarding house; sorority, etc.--1 per each 2 beds.
- f. Dormitories--1 per each 2 beds.
- g. Rest home; skilled nursing facility--1 per 4 beds plus 1 per employee on the largest shift.

(2) Commercial uses:

- a. General retail and services--1 per 1,000 square feet of gross floor area.
- b. Offices:



3212191
05/11/2005
168 of 265

1. Professional--1 per each 500 square feet of gross floor area
 2. Medical professional--1 per employee plus 6 per physician in attendance during operating hours
 - c. Food and beverage service, restaurant/bar --1 per each 250 square feet of gross floor area (patio and outdoor cafes are excluded from gross floor area)
 - d. Hospitals--1.25 per each bed
 - e. Bowling alleys--None
 - f. Financial institutions - 1 per each 300 square feet of gross floor area
 - g. Motels--1 per each room
 - h. Hotels-- .75/room plus 1 per 500 square feet of casino and commercial area
 - i. Theaters--1 per each 5 seats
 - j. Child care facility--1 per employee plus 1 space of drop-off area per 10 children
 - k. Churches--1 per each 5 seats
 - l. Manufacturing--1 space per employee for the largest shift
 - m. Casino--1 per 500 square feet of gaming and commercial area
 - n. Drive-through facilities--140 lineal feet of off-street stacking area (measured from the window)
- (3) Areas adjacent to gas pumps shall not be considered as required parking.
- (4) Uses not herein established: Demands and requirements not clearly indicated herein shall be determined by the administrator based on the particular use and its particular off-street parking demands.
- (y) On-street parking. Upon the approval of a special use permit, diagonal or angular parking may be permitted on any street provided that:



3212191
85/11/2885
161 of 285

- (1) such on-street parking is not substituted for more than 50% of the off-street parking required by this section;
- (2) only streets at least one block in length (not a portion of any one block) are designated for such parking;
- (3) the proponent provide decorative pavement twenty feet in width at both the entrance to and exit from such a parking area;
- (4) the proponent provide decorative pavement at all alleys which intersect such a parking area and at any other places deemed necessary for traffic safety purposes; and
- (5) aisle widths within such a parking area conform to Exhibit A except that a one-way aisle shall be no less than 20 feet in width.

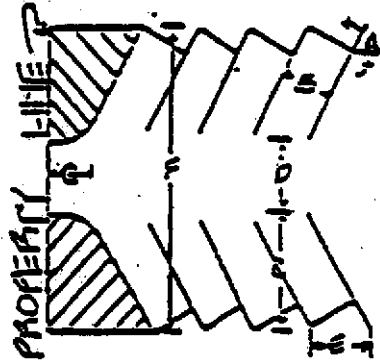
**CITY OF RENO
PARKING LOT STANDARDS**

Standard:		Option I:			8.5' x 20' stall			
A	B	C	D	D'	E	F	F'	G
45°	8.5	20.0	12.0	24.0	12.0	52.0	64.0	11.0
60°	8.5	21.5	17.0	24.0	9.8	60.0	67.0	8.5
90°	8.5*	20.0	24.0	24.0	8.5*	64.0	64.0	0
*8.3' wide spaces for 90° parking may be approved by the Zoning Administrator or designee.								
Standard:		Option II:			9.0' x 19' stall			
45°	9.0	19.8	12.0	24.0	12.7	51.6	63.6	10.5
60°	9.0	21.0	16.0	24.0	10.4	58.0	66.0	8.5
90°	9.0	19.0	24.0	24.0	9.0	62.0	62.0	0
Compact:		Option III:			8.0' x 15' stall 35% of spaces maximum allowable			
45°	8.0	15.8	13.0	24.0	10.6	44.6	55.6	8.0
60°	8.0	16.8	17.0	24.0	8.7	50.6	57.6	7.5
90°	8.0	15.0	24.0	24.0	7.5	54.0	54.0	0



3212191
 85/11/2895
 162 of 285

- A Parking Angle
- B Stall Width
- C Stall to Curb
- D Aisle Width - One Way
- D' Aisle Width - Two Way
- E Curb Length per Car
- F Curb to Curb
- F' Curb to Curb with Two Way Aisle
- G Initial Backup Distance



Option IV:

8'					
		24			

Option V:

				aisle	20'	two way
8'					12'	one way
				20'	6'	

Exhibit A



Excerpt from Section 18.06.030

- (28) Gaming means any legally constituted gambling enterprise authorized under the state law, or other than the operation of twenty (20) or fewer slot machines when such machines are operated in a restaurant, bar, delicatessen, grocery store, convenience store, drug store, liquor store, bowling alley, hotel or motel, or a general merchandise store having greater than 3,000 square feet of retail floor space. *
- (29) Garage means:
- a. Private: A space intended for or used by the private automobile of families resident upon the lot.
 - b. Public: A building for the repair or storage or hire of motor vehicles.
- (30) Graphics means a display consisting of a painted design or approved material forming an integral part of the building which contains no message and is erected, displayed, attached or placed on a building and is intended to be in view of the public.
- (31) Guest building means a structure occupying an accessory position on a lot, which contains no cooking facilities, and is used exclusively for housing members of a single family or their nonpaying guests. No reduction of side yards shall be allowed for this use regardless of other provisions of this chapter.
- (32) Hazardous waste means any waste or combination of wastes, including solids, semisolids, liquids or contained gases, which:
- (a) Because of its quantity or concentration or its physical, chemical or infectious characteristics may:
 1. Cause or significantly contribute to an increase in mortality or serious irreversible or incapacitating illness; or
 2. Pose a substantial hazard or potential hazard to human health, public safety or the environment when it is given improper treatment, storage, transportation, disposal or other management.

*This ordinance will be amended to comply with state law to limit slot machines to 15 or less.

14/030.5 (UPDATED 11/30/90, ORDINANCE 4031)

3212191
05/11/2005
163 of 285





Sec. 18.06.030. Definitions.

(a) Certain words and phrases are defined and certain provisions shall be construed as herein set out unless it shall be apparent from the context that they have a different meaning. The word, "building" includes the word "structure;" the word "shall" is mandatory; the word "used" includes the words "arranged," "designed" or "intended to be used;" the word "construct" includes the word "erect," "reconstruct," "alter," "move in" and "move upon."

(b) The following definitions shall apply in this chapter:

- (1) Abandoned sign means a sign which has not been maintained in accordance with the provisions of this ordinance for a period in excess of 90 days following legal notice from the zoning administrator to the owner of property and the owner of the advertising display that said sign does not meet minimum maintenance standards.
- (2) Administrator means the planning director or other agent of the planning commission acting in a capacity as zoning administrator.
- (3) Advertising display means any arrangement of material or symbols erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the interests of any person, persons, firm, corporation, or other entity, located in view of the general public. This definition shall include signs, billboards, posters, graphic advertising messages, advertising copy, accessory signs and similar displays, but shall not include courtesy bus benches bearing advertising placed in public rights-of-way and covered by the City of Reno/Regional Transportation Commission Franchise Agreement. Advertising structure means any structure or device erected for the purpose of supporting any sign or other advertising display, and the framework of the sign. For the purposes of sign or advertising display removal, such removal shall include advertising structures.
- (4) Alley means a public thoroughfare or way having a minimum width of twenty (20) feet, or secondary means of access to abutting property.



- (5) Apartment house means same as multiple dwelling.
- (6) Auto service station means an area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs or battery rebuilding.
- (7) Back-to-back sign means a structure with two parallel and directly opposite signs with their faces oriented in opposite directions. A back-to-back sign shall constitute one off-premises sign or billboard.
- (8) Boarding (or rooming) house means a building or portion thereof (not a hotel or motel) where, for reasonable compensation, lodging is provided for more than three (3) guests.
- (9) Building means any structure having a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home).
- (10) Building, accessory means a detached subordinate building, the use of which is incidental to that of the main building, or a potential main building.
- (11) Building height means the vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the ceiling line of the topmost floor.
- (12) Building main means a building devoted to the principal use of the lot on which it is situated.
- (13) Building setback means distance between the property line and the nearest portion of a structure on the property.
- (14) Business means an operation conducted by an individual, partnership or corporation which functions as a single enterprise or activity or is owned and operated by a single individual, partnership or corporation. This definition applies to all sections of Title 18, including any that are described as "exceptions".



- (15) Caliper - the diameter of a tree measured six inches above the ground.
- (16) Child care facility means any place, home, institution or establishment in which children are received, cared for, or maintained for any period of time with or without compensation.
- (17) Club means a nonprofit association of persons organized solely or primarily to render a service which is usually a commercial enterprise.
- (18) Common kitchen development: A structure which contains one or more residential units in which each unit shares a kitchen with at least one other residential unit but no more than 3 other residential units, in the structure.
- (19) Convenience store means a retail store containing less than 5,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "PDQ", 7-11" and "AM-PM" chains.
- (20) Convention space is defined as that public area assigned to conventions and in no case includes service facilities such as kitchens or coat check rooms.
- (21) Critical areas shall be defined as trapezoidal areas extending from the ends of runways as shown on the maps labeled Exhibit "C".
- (22) Cut-out means any portion of an advertising display which portion is connected to but extends from the main body of the display.
- (23) Display surface means the sum total of the geometric areas of the display surfaces which make up the total sign or advertising display. Any borders, outlines, frames, embellishments or other similar material constituting an area in excess of ten percent of the area of the display surfaces shall be included in such sum total. Necessary supports or uprights shall be excluded.



(24) Dwelling means:

- a. Generally: Any building or portion thereof used exclusively for residential purposes but shall not include hotels, clubs, boarding or rooming houses, fraternity or sorority houses, institutions or mobile homes.
- b. Single family: A building used primarily as a place of residence which is either a single family detached dwelling or no more than two (2) attached single family dwellings where each dwelling has a separate entrance, is connected only with a vertical common wall and is situated on an individual lot.
- c. Multiple: A building designed and used to house two (2) or more families, living independently of each other, including necessary employees of each such family.
- d. Living unit: A building or portion thereof containing one kitchen designed or used to house not more than one family, including necessary employees of such family.

(25) Erect means to arrange, build, construct, attach, hang, paint, place, suspend, affix or otherwise establish an advertising display.

(26) Family means one person living alone; two (2) or more persons related by blood, marriage or legal adoption; a group of unrelated individuals not exceeding four (4) persons living together as a single housekeeping unit; or six or fewer persons who may be unrelated and are elderly or developmentally disabled and reside together as an independent support group. No more than two additional persons, who likewise need not be related to any of the elderly or developmentally disabled individuals as included in this definition, but who serve as guardians or house parents, as required, shall also be construed as family for the purpose of this chapter.

(27) Fixed balloon sign means any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location.



- (28) Focal centers are locales in the City where higher intensity land uses are concentrated.
- (29) Gaming means any legally constituted gambling enterprise authorized under the state law, or other than the operation of twenty (20) or fewer slot machines when such machines are operated in a restaurant, bar, delicatessen, grocery store, convenience store, drug store, liquor store, bowling alley, hotel or motel, or a general merchandise store having greater than 3,000 square feet of retail floor space.
- (30) Garage means:
- a. Private: A space intended for or used by the private automobile of families resident upon the lot.
 - b. Public: A building for the repair or storage or hire of motor vehicles.
- (31) Graphics means a display consisting of a painted design or approved material forming an integral part of the building which contains no message and is erected, displayed, attached or placed on a building and is intended to be in view of the public.
- (32) Guest building means a structure occupying an accessory position on a lot, which contains no cooking facilities, and is used exclusively for housing members of a single family or their nonpaying guests. No reduction of side yards shall be allowed for this use regardless of other provisions of this chapter.
- (33) Hazardous waste means any waste or combination of wastes, including solids, semisolids, liquids or contained gases, which:
- (a) Because of its quantity or concentration or its physical, chemical or infectious characteristics may:
 1. Cause or significantly contribute to an increase in mortality or serious irreversible or incapacitating illness; or



2. Pose a substantial hazard or potential hazard to human health, public safety or the environment when it is given improper treatment, storage, transportation, disposal or other management.

(b) Is identified as hazardous by the Nevada Department of Conservation and Natural Resources as a result of studies undertaken for the purpose of identifying hazardous wastes.

The term includes, among other wastes, toxins, corrosives, flammable materials, irritants, strong sensitizers and materials which generate pressure by decomposition, heat or otherwise.

(34) Hardscape - decorative materials included within a landscape area such as large boulders, public art, decorative walkways, turf blocks, and plazas.

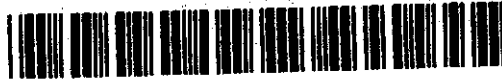
(35) Hospital means a building used for accommodation of sick, injured or infirm persons, including clinics, sanitarium, convalescent and rest homes.

(36) Hotel means a building occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with interior hall and lobby, and with access to each room from such interior hall or lobby.

(37) Junkyard means any space used for storage, abandonment or sale of junk, scrap material or similar waste, including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts.

(38) Kitchen means a room used for cooking or the preparation of food.

(39) Landscape Material - Living material including, but not limited to, grass, ground covers, shrubs, vines, hedges or trees. Non-living materials including, but not limited to, rocks, gravel, sand, tile, bricks, wood, textured hard surfaces and water features.

3212191
05/11/2005
178 of 205

- (40) Loading space means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.
- (41) Lot means a distinct part or parcel of land divided with the intent to transfer ownership or for building purposes and which abuts upon a means of access.
- a. Front line: narrowest lot dimension fronting on a street.
 - b. Width: distance between the side lot line measured at right angles to the lot depth at a point midway between the front and rear line.
 - c. Depth: distance between the front and rear lot lines measured in the mean direction of the side lines.
- (42) Massage therapy means a professional occupation that, for the purposes of this Chapter, when licensed and operated in accordance with Reno Municipal Code, Chapter 4, Massage Establishments, shall be deemed to meet the criteria for a professional office use.
- (43) Minor change means a change in a development which is not substantial in nature.
- (44) Mobile home means a structure, intended for use as a dwelling, eight (8) feet or greater in width and twenty-eight (28) feet or greater in length, designed to be movable but not self-motive.
- (45) Mobile home park means a parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two (2) or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.
- (46) Mobile home subdivision means a subdivision of land, platted in conformance to NRS chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.



- (47) Mobile sign means a sign attached to or suspended from any type of vehicle, other than normal lettering identifying the business owning or served by the vehicle. Such signs shall not include those normally painted on or attached permanently to a franchised mass-transit vehicle or taxicab, nor shall mobile signs include special events signs.
- (48) Model home - a single family dwelling, which is open to the general public for viewing within specified times on a regular basis and which was constructed for the purpose of encouraging the sale of similar homes within the same development.
- (49) Motel means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not such outside porch or landing is enclosed with screen, glass, plastic or similar material) and with accessible parking spaces on the premises, or adjacent premises under the same ownership, for each unit, as provided for in this chapter.
- (50) Nonconforming sign or advertising display means a sign or advertising display which was validly installed under ordinances in effect prior to the effective date of the ordinance codified in this chapter, but upon such effective date such sign became in conflict with the provisions of this chapter.
- (51) Off-premises sign means any sign, billboard or advertising display and supporting structure making a service, product, event, or other entity known which is not principally sold, available, or otherwise provided on the premises on which the sign is located.
- (52) Parcel of land means any unit or contiguous units of land in the possession of or recorded as the property of one person.

3212191
05/11/2005
172 of 285

- (53) **Parking Lot, Patron:** Any building, structure, outdoor space, uncovered plot, place, lot, parcel, yard, or enclosure or any portion thereof, on the same or adjacent property and provided exclusively for the use and convenience of persons doing business at or with a business establishment and for which no charge to park is made and whether or not a ticket must be validated.
- (54) **Parking Lot, Public:** Any building, structure, outdoor space, uncovered plot, place, lot, parcel, yard or enclosure, or any portion thereof, where motor vehicles may be parked, stored, housed or kept, for which any charge is made, and which is open to the general public.
- (55) **Parking Lot, Semipublic:** Any building, structure, outdoor space, uncovered plot, place, lot, parcel, yard or enclosure, or any portion thereof, where motor vehicles are parked, stored, housed or kept pursuant to agreement with the owner, operator, or manager and for which a charge is made on a daily, weekly or monthly rate.
- (56) **Parking space:** See parking diagram in section 18.06.340.
- (57) **Portable freestanding sign or A-frame sign** means a sign that is mounted on wheels or otherwise designed to be movable and is not structurally attached to the ground, a building, a structure, or to any other sign. Such a sign may or may not be in the configuration of an A. Such sign shall not include special events signs.
- (58) **Premises** means a parcel of property.
- (59) **Public building** means any structure used in the legislative, judicial, administrative, or regulatory activity of the City of Reno, County of Washoe, State of Nevada, or United States Government.
- (60) **Public meal facilities** are any use of land whether in a structure, tent or any enclosed or unenclosed private or public area, where for no charge or for only a token charge (provision of meals where the charge for the meal is less than the actual cost to provide the meal) meals are provided to the public for a period exceeding more than 24 days in any year.



(61) Public space means the total qualifying area within a hotel/casino which is accessible to the public, consisting of the area devoted to lobby, retail stores, restrooms, meeting and exhibitor rooms, restaurants, entertainment areas, indoor sports and recreation areas, and any other square footage determined to be qualifying public area.

(62) Recreational vehicle park means a parcel or tract of land, having as its principal use the transient rental or occupancy of space by two (2) or more recreational vehicles, including accessory buildings, structures, or uses customarily incidental thereto.

(63) Required area means the minimum area of a lot or parcel necessary to permit its use under the provisions of the respective zoning district. Area devoted to access or roadway easements shall not be included in the required area.

(64) Required width means:

a. The average width of a lot which is shown as part of a subdivision recorded as a final map; or

b. An average width of:

1. One hundred fifty (150) feet in zone M-E;
2. Eighty (80) feet in zone R-1b and E-1;
3. Seventy (70) feet in zone R-1a;
4. Fifty (50) feet in any other zone set forth in this chapter.

c. The width of a parcel of land which is not a part of a recorded subdivision, provided that the person having right of possession of such parcel neither owns nor has a right of possession of any contiguous parcel of property, and further provided that the deed or contract of sale by which such property was defined is dated prior to the effective date of the original city land use ordinance.

(65) Roof line means the top edge of the roof, or top of the parapet, or the top of a mechanical penthouse, or any structure which is an integral part of the building, forming the top line of the building silhouette.



- (66) Roof sign means any sign located on the roof, of a building and either supported by the roof or by an independent structural frame. A sign which is attached flat against the wall of a penthouse or other similar roof structure or architectural blade shall not be considered a roof sign.
- (67) Room means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches.
- (68) School means an institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the state.
- (69) Service Station means any building, land area or other premises, or portion thereof, used or intended to be used for the dispensing or sale of vehicular fuels or the sale or installation of lubricants, tires, batteries and similar accessories, but not including body repair or battery rebuilding.
- (70) Sign means an outdoor advertisement making a material or service known.
- (71) Special event means any show, exhibition, fair, carnival, theatre, or similar activity of a temporary nature.
- (72) Stacked sign means two or more off-premises signs affixed to the same standards which are not back-to-back signs and which vary in height from the ground.
- (73) Street means a public thoroughfare thirty-six (36) feet or more in width which affords a primary means of access to abutting property.
- (74) Structure means any construction except a tent, trailer (mobile home) or vehicle.
- (75) Time share estate means a feehold ownership in property divided for the purpose of selling time share intervals (tenants in common, time span ownership, interval ownership), whereby such possession circulates among purchasers of the time share intervals according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, but not necessarily for consecutive years, and which extends for a period of time in excess of three (3) years in duration.

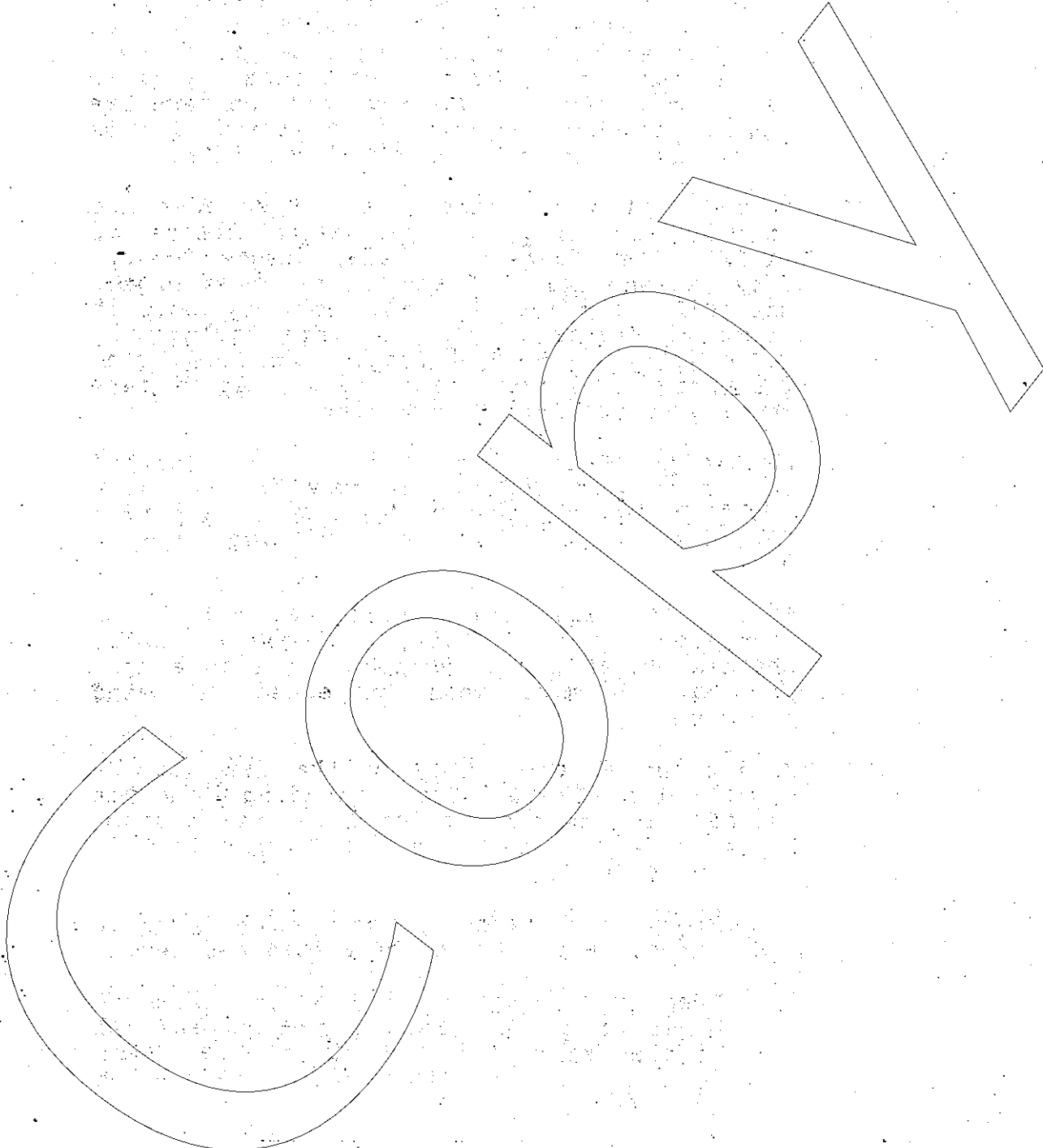


- (76) Time share project means any real property that is subject to a "time share use" or time share estate".
- (77) Time share use means any contractual right of occupancy which does not fall within the definition of a time share estate including, without limitation, a vacation license, prepaid hotel reservation, club membership, limited partnership, or vacation bond whereby such use or occupancy circulates among purchasers of the time share intervals according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, but not necessarily for consecutive years, and which extends for a period of time in excess of three (3) years in duration.
- (78) United States or other flag. Sign does not include the flag of the United States of America, the State of Nevada, Washoe County, City of Reno, City of Sparks, or other organizational or official flag, nor any support frame or standard which is used exclusively for display of any such flag. Such definition does not remove responsibility for appropriate permits as required by the city.
- (79) Wall sign means a sign painted on, attached to, or erected against the face or wall of a building with the face of the sign in a parallel plane with that of the building face or wall.
- (80) Wind sign means any display or series of displays, banners, flags, balloons or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.
- (81) Yard means an open space on the same lot or parcel with the building, extending from the building to the nearest lot line, to be unoccupied and unobstructed except as provided in section 18.06.060.
 - a. Front yard means a yard which abuts a street, a freeway or an access easement.
 - b. Rear yard means a yard which abuts an alley or is parallel or nearly parallel to the front yard. On corner lots which do not abut an alley, there will be no rear yard.



c. Side yard means a yard other than the above which is perpendicular or nearly perpendicular to a front yard.

Exhibit "D" illustrates a variety of lot types and indicates which are the front, rear and side yards.





3212191
05/11/2005
177 of 295

COPY

APPENDIX C

REQUIREMENTS FOR
GROUP H OCCUPANCIES

Chapter 9 REQUIREMENTS FOR GROUP H OCCUPANCIES

Group H Occupancies Defined

Sec. 901. (a) General. For definitions, identification and control of hazardous materials, see the Fire Code. For application and use of control areas, see Footnote 1 of Tables Nos. 9-A and 9-B. The primary use of a building shall be considered as a Group H, Division 1, 2 or 3 Occupancy when its primary use is for storage, and the aggregate quantity of hazardous materials in the building is in excess of Table No. 9-A. Group H Occupancies shall be:

Division 1. Occupancies with a quantity of material in the building in excess of those listed in Table No. 9-A which present a high explosion hazard, including but not limited to:

1. Explosives, blasting agents, fireworks and black powder.

EXCEPTION: Storage and the use of pyrotechnic special effect materials in motion picture, television, theatrical and group entertainment production when under permit as required in the Fire Code. The time period for storage shall not exceed 90 days.

2. Unclassified detonatable organic peroxides.
3. Class 4 oxidizers.
4. Class 4 or Class 3 detonatable unstable (reactive) materials.

Division 2. Occupancies with a quantity of material in the building in excess of those listed in Table No. 9-A which present a moderate explosion hazard or a hazard from accelerated burning, including but not limited to:

1. Class I organic peroxides.
2. Class 3 nondetonatable unstable (reactive) materials.
3. Pyrophoric gases.
4. Flammable or oxidizing gases.
5. Class I, II or III-A flammable or combustible liquids which are used in normally open containers or systems or in closed containers pressurized at more than 15-pounds-per-square-inch gauge.
6. Combustible dusts in suspension or capable of being put into suspension in the atmosphere of the room or area.

EXCEPTIONS: 1. Rooms or areas used for woodworking that do not exceed 500 square feet in area may be classified as Group B, Division 2 Occupancies, provided dust-producing machines are equipped with approved dust collectors and there are not more than two such machines.

2. Lumberyards and similar retail stores utilizing only power saws may be classified as Group B, Division 2 Occupancies.

The building official may revoke the use of these exceptions for due cause.

7. Class 3 oxidizers.

Division 3. Occupancies with a quantity of material in the building in excess of

those listed in Table No. 9-A which present a high fire or physical hazard, including but not limited to:

1. Class II, III or IV organic peroxides.
2. Class 1 or 2 oxidizers.
3. Class I, II or III-A flammable liquids or combustible liquids which are utilized or stored in normally closed containers or systems and containers pressurized at 15-pounds-per-square-inch gauge or less.
4. Class III-B combustible liquids.
5. Pyrophoric liquids or solids.
6. Water reactives.
7. Flammable solids, including combustible fibers or dusts, except for dusts included in Division 2.
8. Flammable or oxidizing cryogenic fluids (other than inert).
9. Class 1 or 2 unstable (reactive) materials.

Division 4. Repair garages not classified as Group B, Division 1.

Division 5. Aircraft repair hangars and heliports not classified as Group B, Division 3.

Division 6. Semiconductor fabrication facilities and comparable research and development areas when the facilities in which hazardous production materials (HPM) are used and the aggregate quantity of materials are in excess of those listed in Table No. 9-A or 9-B. Such facilities and areas shall be designed and constructed in accordance with Section 911.

Division 7. Occupancies having quantities of materials in excess of those listed in Table No. 9-B that are health hazards, including but not limited to:

1. Corrosives.
2. Highly toxic materials.
3. Irritants.
4. Sensitizers.
5. Other health hazards.

(b) **Multiple Hazards.** When a hazardous material has multiple hazards, all hazards shall be addressed and controlled in accordance with the provisions of this chapter.

(c) **Liquid Use, Dispensing and Mixing Rooms.** Rooms in which Class I, Class II and Class III-A flammable or combustible liquids are used, dispensed or mixed in open containers shall be constructed in accordance with the requirements for a Group H, Division 2 Occupancy and the following:

1. Rooms in excess of 500 square feet shall have at least one exterior door approved for fire department access.
2. Rooms shall not exceed 1000 square feet in area.
3. Rooms shall be separated from other areas by an occupancy separation having a fire-resistive rating of not less than one hour for rooms up to 150



square feet in area and not less than two hours where the room is more than 150 square feet in area. Separations from other occupancies shall not be less than required by Chapter 5, Table No. 5-B.

4. Shelving, racks and wainscoting in such areas shall be of noncombustible construction or wood not less than 1-inch nominal thickness.
5. Liquid use, dispensing and mixing rooms shall not be located in basements.

(d) **Liquid Storage Rooms.** Rooms in which Class I, Class II and Class III-A flammable or combustible liquids are stored in closed containers shall be constructed in accordance with the requirements for a Group H, Division 3 Occupancy and to the following:

1. Rooms in excess of 500 square feet shall have at least one exterior door approved for fire department access.
2. Rooms shall not exceed 1000 square feet in area.
3. Rooms shall be separated from other areas by an occupancy separation having a fire-resistive rating of not less than one hour for rooms up to 150 square feet in area and not less than two hours where the room is more than 150 square feet in area. Separations from other occupancies shall not be less than required by Chapter 5, Table No. 5-B.
4. Shelving, racks and wainscoting in such areas shall be of noncombustible construction or wood of not less than 1-inch nominal thickness.
5. Rooms used for the storage of Class I flammable liquids shall not be located in a basement.

(e) **Flammable or Combustible Liquid Storage Warehouses.** Liquid storage warehouses in which Class I, Class II and Class III-A flammable or combustible liquids are stored in closed containers shall be constructed in accordance with the requirements for a Group H, Division 3 Occupancy and the following:

1. Liquid storage warehouses shall be separated from all other uses by a four-hour area separation wall.
2. Shelving, racks and wainscoting in such warehouses shall be of noncombustible construction or wood not less than 1-inch nominal thickness.
3. Rooms used for the storage of Class I flammable liquids shall not be located in a basement.

(f) **Requirement for Report.** The building official may require a technical opinion and report to identify and develop methods of protection from the hazards presented by the hazardous material. The opinion and report shall be prepared by a qualified person, firm or corporation approved by the building official and shall be provided without charge to the enforcing agency.

The opinion and report may include, but is not limited to, the preparation of a hazardous material management plan (HMMP); chemical analysis; recommendations for methods of isolation, separation, containment or protection of hazardous materials or processes, including appropriate engineering controls to be applied; the extent of changes in the hazardous behavior to be anticipated under conditions of exposure to fire or from hazard control procedures; and the limitations or conditions of use necessary to achieve and maintain control of the hazardous

materials or operations. The report shall be entered into the files of the code enforcement agencies. Proprietary and trade secret information shall be protected under the laws of the state or jurisdiction having authority.

Construction, Height and Allowable Area

Sec. 902. (a) General. Buildings or parts of buildings classed in Group H because of the use or character of the occupancy shall be limited to the types of construction set forth in Tables No. 5-C and No. 5-D and shall not exceed, in area or height, the limits specified in Sections 505, 506 and 507.

(b) **Floors.** Except for surfacing, floors in areas containing hazardous materials and in areas where motor vehicles, boats, helicopters or airplanes are stored, repaired or operated shall be of noncombustible, liquid-tight construction.

EXCEPTION: In Group H, Division 4 and 5 Occupancies, floors may be surfaced or waterproofed with asphaltic paving materials in that portion of the facility where no repair work is done.

(c) **Spill Control.** When required by the Fire Code, floors shall be recessed a minimum of 4 inches or shall be provided with a liquid-tight raised sill with a minimum height of 4 inches so as to prevent the flow of liquids to adjoining areas. When liquid-tight sills are provided, they may be omitted at door openings by the installation of an open-grate trench which connects to the room drainage system.

(d) **Drainage.** When required by the Fire Code, the room, building or area shall be provided with a drainage system to direct the flow of liquids to an approved location or, the room, building or area shall be designed to provide secondary containment for the hazardous materials and fire-protection water.

Drains from the area shall be sized to carry the sprinkler system design flow rate over the sprinkler system design area. The slope of drains shall not be less than 1 percent. Materials of construction for the drainage system shall be compatible with the stored materials.

Incompatible materials shall be separated from each other in the drain systems. They may be combined when they have been rendered acceptable for discharge by an approved means into the public sewer. Drainage of spillage and fire-protection water directed to a neutralizer or treatment system shall comply with the following:

1. The system shall be designed to handle the maximum worst-case spill from the single largest container plus the volume of fire-protection water from the system over the minimum design area for a period of 20 minutes.
2. Overflow from the neutralizer or treatment system shall be provided to direct liquid leakage and fire-protection water to a safe location away from the building, any material or fire protection control valve, means of egress, adjoining property, or fire department access roadway.

(e) **Containment.** When required by the Fire Code, drains shall be directed to a containment system or other location designed as secondary containment for the hazardous material liquids and fire-protection water, or the building, room or area shall be designed to provide secondary containment of hazardous material liquids





3212191
95/11/2005
188 of 205

COPY

APPENDIX D

CHECK LIST



CHECKLIST TO ACCOMPANY BUILDING PERMIT APPLICATIONS

The following checklist shall be completed by each Parcel Developer prior to submitting plans for a building permit. This checklist must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. Approval by the Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations.

Date: _____ Project Name: _____

Planning Unit: _____ APN: _____

Parcel Size: _____ Building Square Footage: _____

Landscaped Area: _____ sq. ft. _____ % of parcel landscaped

Amount of Off-Site Landscape Credit Used: _____ sq. ft.

Developer: _____

Architect: _____

Landscape Architect: _____

Civil Engineer: _____

Soils Engineer: _____



3212191
05/11/2005
182 of 205

SITE PLANNING STANDARDS

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	Site coverage, on the average, shall not exceed 30 percent in commercial and office areas and 50 percent in industrial areas. Site coverage can be increased by 5 percent on parcels that receive off-site credit for landscaping. (page 14)
_____	_____	_____	No building height shall exceed 55 feet, except in the Town Center. In the Town Center, the business hotel(s) shall not exceed 75 feet. (page 14)
_____	_____	_____	Building height profile shall be harmonious with all existing approved adjacent buildings. (page 14)
_____	_____	_____	At a minimum, building setbacks shall be those established by Chapter 18, Zoning Ordinance. (Appendix B) (page 14)
_____	_____	_____	Public roads shall conform to City of Reno standards. (page 15)
_____	_____	_____	Parcels shall be graded in accordance with City of Reno standards and the Uniform Building Code. (page 15)
_____	_____	_____	Stormwater drainage shall comply with city, county, state, and federal standards. (page 15)



STREET, PARKING LOT, AND SIDEWALK STANDARDS

Complies	Does Not Comply	Not Applicable
----------	-----------------	----------------

_____	_____	_____	The right-of-way and design of all streets shall be as described on pages 21 through 27.
-------	-------	-------	--

_____	_____	_____	All non-conventional sidewalks (e.g., paths, bike paths) shall be located in a public use easement to provide public access to all parcels within the project. (page 24)
-------	-------	-------	--

_____	_____	_____	All plans relating to bicycle and pedestrian access shall be approved by the City Traffic Engineer and the Community Development Department. (page 27)
-------	-------	-------	--

_____	_____	_____	The amount of on-site parking shall comply with Section 18.06.340 of the Zoning Ordinance. (Appendix B.)
-------	-------	-------	--

_____	_____	_____	Parking lot size shall relate to building scale. Provide several lots separated with landscaped islands rather than one large lot. (page 27)
-------	-------	-------	--

_____	_____	_____	Driveways shall be shared to minimize access points to arterial and collector streets. (page 27)
-------	-------	-------	--

_____	_____	_____	Driveway spacing shall conform to City of Reno standards. (page 27)
-------	-------	-------	---

_____	_____	_____	When wheel stops are not provided, a minimum of 18-inches of hardscape shall be installed between the landscaping and the end of the space and may be included as part of the overall length of the parking space. Landscaped islands are to be a minimum of 5-feet wide at aisle ends. (page 27)
-------	-------	-------	---



3212191
05/11/2005
184 of 295

Complies	Does Not Comply	Not Applicable
----------	-----------------	----------------

_____	_____	_____	All parking space dimensions shall meet those required by city standards. (page 27)
-------	-------	-------	---

_____	_____	_____	One tree shall be planted at the aisle ends and another at the center planters. (page 27)
-------	-------	-------	---

_____	_____	_____	At the end of the row, parking stalls shall provide adequate paving or hardscape to the side of vehicles to avoid maintenance problems with landscaping. (page 29)
-------	-------	-------	--

_____	_____	_____	For retail developments, the trees along the arterial shall be clustered to ensure visibility of signs, displays, and store entries. (page 29)
-------	-------	-------	--

_____	_____	_____	Parking lot design shall provide for sight distance as required by City of Reno standards both internally and at connections to public streets. (page 29)
-------	-------	-------	---

_____	_____	_____	Sidewalk location and design shall be as identified on pages 29 through 30 and Figures 8 through 10.
-------	-------	-------	--

_____	_____	_____	Pedestrian paths shall be 8-feet wide. (page 30)
-------	-------	-------	--



3212191
05/11/2005
185 of 265

	Does Not	Not	
Complies	Comply	Applicable	

_____	_____	_____	Paths shall be located to allow all users access from adjacent parcels. (page 30)
-------	-------	-------	---

_____	_____	_____	Internal paths shall connect to sidewalks at the street to create a useable pattern for pedestrians. (page 30)
-------	-------	-------	--

ARCHITECTURAL STANDARDS

_____	_____	_____	A contemporary Mediterranean style is prevalent for commercial, and some office buildings. (page 33)
-------	-------	-------	--

_____	_____	_____	A contemporary architectural style is predominate for industrial and office buildings. On contemporary buildings, glass is a commonly used material. (page 33)
-------	-------	-------	--

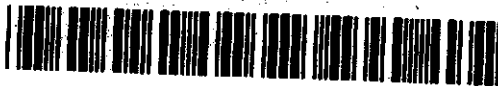
_____	_____	_____	Architectural detailing is clean and simple and in harmony with the surroundings. (page 33)
-------	-------	-------	---

_____	_____	_____	Building massing reinforces the concept of visual cohesion and the creation of pedestrian spaces. (page 39)
-------	-------	-------	---

_____	_____	_____	Building forms are used to create pedestrian areas that are protected from the wind but oriented to the sun. (page 39)
-------	-------	-------	--

_____	_____	_____	Steps and/or recessed exterior balconies are used to articulate building form. (page 39)
-------	-------	-------	--

_____	_____	_____	The building base is articulated with material changes, fenestration changes, provision of an arcade, or expression of building entrance. (page 39)
-------	-------	-------	---



3212191
05/11/2005
186 of 285

	Does Not	Not	
Complies	Comply	Applicable	

_____	_____	_____
-------	-------	-------

The preferred building materials, colors, and methods of surface articulation, which are listed on pages 39 and 40, have been followed.

_____	_____	_____
-------	-------	-------

Building materials and design features are visually integrated with materials and design features of both landscape and free-standing signs. (page 39)

_____	_____	_____
-------	-------	-------

Main building entries are accented through the use of entry courtyards or other features so as to be easily recognizable. (page 40)

_____	_____	_____
-------	-------	-------

Plaza area are provided for pedestrian activity. (page 40)

_____	_____	_____
-------	-------	-------

The building base is articulated with attention to detailing, materials, colors, finishes, lighting, and arcades. (page 40)

_____	_____	_____
-------	-------	-------

Large, blank walls at the building base are avoided. (page 40)

_____	_____	_____
-------	-------	-------

Roof-mounted mechanical equipment is screened with materials architecturally integrated with the building design. In cases where mechanical equipment may be visible from the freeway, a cross section will be prepared and screening will be provided to the approval of the Community Development Department. (page 40)

_____	_____	_____
-------	-------	-------

Communication equipment may remain unscreened if necessary for proper function; however, it should be visually integrated with the building design. (page 41)



3212191
05/11/2005
187 of 285

	Does Not	Not
Complies	Comply	Applicable

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All HVAC ducting and other piping shall be concealed from view. (page 41)
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gutters and downspouts shall be concealed unless designed as a continuous architectural feature. (page 41)
--------------------------	--------------------------	--------------------------	--

LANDSCAPE DESIGN ELEMENTS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project entries are designed in accordance with the guidelines presented on pages 42 through 44.
--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fences between wetlands and private parcels consist of a 36-inch high split rail fence with two horizontal rails. (page 44)
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	View-screening walls, berms, or landscaping provide a barrier between different land uses and are used in locations where noise attenuation is necessary. (page 44)
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls are used to screen service areas and trash enclosures. (page 44)
--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting within the public right-of-way complies with city standards. (page 49)
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light standards are located to avoid shading by trees, canopies, and buildings. (page 49)
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The primary light source is the double-headed "shoe box" style light on a 16-30 foot pole. (page 49)
--------------------------	--------------------------	--------------------------	--



	Does Not	Not	
Complies	Comply	Applicable	

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian zones around building entries and interior walkways utilize 20-foot tall poles constructed of metal with matching color. (page 49)
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lighting does not cast glare onto adjacent lots, streets, and residential units. (page 49)
--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amount of permanent landscaping shown on the parcel complies with the requirements listed on page 52, except in cases where off-site landscape credit is used.
--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Median landscaping and decorative paving installed in public streets may count toward the landscape requirement for parcels abutting Double R Boulevard and South Meadows Parkway. (page 52)
--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A 20-foot landscaped buffer is provided between Planning Unit H and South Virginia Street. (page 53)
--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape credit, at a ratio of 1:1, may be used on-site for landscaping installed in and adjacent to designated wetlands. (page 53)
--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development around wetlands and along Thomas Creek complies with the standards outlined on page 53.
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation systems comply with the specifications outlined on page 55.
--------------------------	--------------------------	--------------------------	--



Complies	Does Not Comply	Not Applicable
----------	--------------------	-------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Any illuminated sign or lighting device uses only lights emitting a constant intensity. No sign is illuminated by or contains flashing, intermittent, rotating, or moving lights. (page 59)

Signage complies with the requirements outlined on pages 59 through 69.

Bus shelters are integrated with other site elements (e.g., walls, lighting, signs, architecture). (page 70)

Utilities are clustered and screened from view wherever possible. (page 70)

PERMITTED AND PROHIBITED USES

_____	_____	_____
-------	-------	-------

The proposed use is permitted in the Planning Unit. (page 70 through 79)



3212191
05/11/2005
198 of 285

I _____, a registered landscape architect in the State of _____ do hereby certify that I have read and understand the Design Guidelines for South Meadows Phases I & II as they relate to project landscape architecture . It is my professional opinion that the landscape architectural plans that have been prepared by Me, or under my supervision, meet the intent of the Guidelines as they relate to the subject site.

I _____, a registered architect in the State of _____ do hereby certify that I have read and understand the Design Guidelines for South Meadows Phases I & II as they relate to project architecture. It is my professional opinion that the architectural plans that have been prepared by me or under my supervision, including consideration such as architectural style, massing, facade treatment, ground floor treatment, rooftop screening, and rainwater drainage meet the intent of the Guidelines as they relate to the subject site.



COPY

APPENDIX E

LEGAL DESCRIPTION



LEGAL DESCRIPTION
FOR
SOUTH MEADOWS PUD
PHASES I & II

PHASE I

PARCEL A:

A parcel of land located within the Double Diamond Ranch as shown on Record of Survey Map Number 1797, File No. 1034608 of the Official Records of Washoe County, Nevada, and a portion of the northwest 1/4 of Section 8, T. 18 N., R. 20 E., MDM, and more particularly described as follows:

Commencing at a point on the westerly line of said Double Diamond Ranch, from which the northeast corner of Section 4, T. 18 N., R. 20 E., MDM, bears N 69°23'34" E, 7291.71 feet;

thence S 31°48'01" W, along the westerly line of said Double Diamond Ranch 506.21 feet to the TRUE POINT OF BEGINNING;

thence S 24°47'02" E, 227.40 feet;

thence along the arc of a tangent 1100.00 foot radius curve to the right through a central angle of 55°02'57", a distance of 1056.87 feet;

thence S 30°15'55" W, 549.28 feet;

thence along the arc of a tangent 3290.00 foot radius curve to the left through a central angle of 53°36'48", a distance of 3078.55 feet;

thence S 23°20'53" E, 522.20 feet;

thence along the arc of a tangent 1762.00 foot radius curve to the right through a central angle of 30°56'07", a distance of 951.35 feet;

thence along the arc of a tangent 1200.00 foot radius curve to the left through a central angle of 23°47'30", a distance of 498.29 feet;

thence S 54°35'47" W, 322.65 feet;

thence S 26°41'31" E, 92.89 feet;

thence S 25°51'56" E, 79.45 feet;

thence S 06°06'03" E, 52.79 feet;

thence S 43°42'11" E, 61.57 feet;

thence S 29°07'26" E, 50.94 feet;

thence S 08°16'20" E, 58.24 feet;

thence S 12°09'03" W, 131.69 feet;

thence S 50°15'35" W, 82.20 feet;

thence S 66°27'30" W, 78.82 feet;

thence S 60°37'32" W, 59.97 feet;

thence S 13°45'12" W, 41.50 feet;

thence S 15°14'59" E, 80.04 feet;

thence S 13°32'46" E, 176.51 feet;

thence S 45°00'00" W, 52.51 feet;

thence N 21°11'10" W, 750.00 feet;

thence S 49°13'53" W, 640.90 feet;

thence N 39°23'25" W, 64.00 feet;

thence N 36°48'25" W, 731.60 feet;



thence N 34°02'25" W, 352.00 feet;
 thence N 36°48'25" W, 630.00 feet;
 thence N 36°53'25" W, 504.40 feet;
 thence N 48°44'52" W, 42.17 feet;
 thence N 08°26'42" E, 653.83 feet;
 thence S 76°06'42" W, 881.90 feet;
 thence N 25°53'08" W, 682.16 feet;
 thence along the arc of a tangent 10094.00 foot radius curve to the left through a
 central angle of 01°50'37", a distance of 324.80 feet;
 thence N 27°43'45" W, 17.98 feet;
 thence N 01°01'22" E, 3.95 feet;
 thence N 87°45'37" E, 560.82 feet;
 thence N 00°40'02" E, 445.00 feet;
 thence N 89°19'58" W, 547.08 feet;
 thence N 02°56'41" E, 188.33 feet;
 thence S 89°40'20" W, 45.90 feet;
 thence N 01°53'31" E, 589.82 feet;
 thence N 34°52'22" E, 614.86 feet;
 thence S 01°00'26" W, 99.00 feet;
 thence N 41°50'54" E, 101.63 feet;
 thence N 76°19'48" E, 209.65 feet;
 thence N 78°19'45" E, 181.22 feet;
 thence S 45°32'42" E, 172.24 feet;
 thence S 12°52'42" E, 230.00 feet;
 thence S 88°19'13" E, 1683.92 feet;
 thence S 84°15'23" E, 9.00 feet;
 thence N 00°36'26" E, 373.59 feet;
 thence S 89°23'34" E, 104.36 feet;
 thence N 00°36'26" E, 104.36 feet;
 thence N 89°23'34" W, 104.36 feet;
 thence N 00°36'26" E, 70.68 feet;
 thence N 00°54'52" E, 557.89 feet;
 thence N 31°48'01" E, 1929.67 feet to the point of beginning.

Containing 290.5 acres of land, more or less.

EXCEPTING THEREFROM a 0.25 acre well site dedicated to Washoe County by Document No. 1013556 AND a 0.446 acre parcel deeded to W. L. O'Donnell and Barbara B. O'Donnell by Document No. 124586.

EXCEPTING THEREFROM the four following described parcels deeded to the Nevada Department of Transportation:



3212191
05/11/2005
194 of 205

PARCEL 1:

Beginning at a point on the right or northeasterly right-of-way line of US 395 freeway (Project QF-395-2(17)), 407.94 feet right of and measured radially from Highway Engineer's Station "H" 623+23.11 P.O.C., and being more fully described as 90.00 feet right of and at right angles to the centerline of Diamond Boulevard at Highway Engineer's Station "D" 14+61.01 P.O.T.; said point of beginning further described as bearing S 33°52'10" E, a distance of 3,893.10 feet from a one (1) inch iron pipe with R.E. Tag 326 as the northwest corner of Section 8, T 18 N., R 20 E, MDM;

thence N 72°20'02" W, along a line 90.00 feet right of and parallel with the "D" centerline of said Diamond Boulevard, a distance of 965.63 feet to an intersection with the easterly boundary line of Parcel 1 as shown on Parcel Map No. 448, as File No. 476922 filed for record on the 20th day of July, 1977, in Official Records of Washoe County, Nevada;

thence N 08°24'25" E., along said easterly boundary line, a distance of 224.40 feet to the northeast corner of said Parcel 1;

thence S 76°06'37" W, along the northerly boundary line of said Parcel 1, a distance of 155.33 feet to an intersection with the left or southwesterly right-of-way line of said US 395 freeway;

thence from a tangent which bears N 04°45'16" E, curving to the left along said southwesterly right-of-way line, with a radius of 2,209 feet, through an angle of 32°47'11", an arc distance of 1,264.06 feet to a point;

thence from a tangent which bears N 28°08'34" W, curving to the left along said southwesterly right-of-way line, with a radius of 4,850 feet, through an angle of 14°55'23", an arc distance of 1,263.21 feet to an intersection with the southeasterly boundary line of Parcel C as shown on Parcel Map No. 1787, as File No. 975291, filed for record on the 24th day of January, 1985, in Official Records of Washoe County, Nevada;

thence N 34°53'28" E, along said southeasterly boundary line, a distance of 314.88 feet to the southeast corner of said Parcel C;

thence S 01°01'32" W, along the westerly boundary line of that parcel of land described in that certain Deed filed in Book 421, at Page 577, as Document No. 157433, in Official Records of Washoe County, Nevada, on October 22, 1969, a distance of 98.74 feet to the southwest corner of said parcel;

thence N 41° 52'38" E, along the southerly boundary line of said parcel of land, a distance of 61.00 feet to an intersection with said right or northeasterly right-of-way line of US 395 freeway;

thence along said northeasterly right-of-way line, the following three (3) courses and distances:

- 1) from a tangent which bears S 43°04'03" E, curving to the right with a radius of 5,150 feet, through an angle of 18°05'06", an arc distance of 1,625.56 feet;
- 2) from a tangent which bears S 25°00'08" E, curving to the right with a radius of 4,299 feet, through an angle of 00°07'09", an arc distance of 8.94 feet;
- 3) from a tangent which bears S 24°52'59" E, curving to the left with a radius of 1,921 feet, through an angle of 21°07'01", an arc distance of 708.00 feet;



3212191
05/11/2005
195 of 205

thence S 46°00'00" E, a distance of 435.48 feet to a point, the first 100.36 feet of said course is along said northeasterly right-of-way line;
thence from a tangent which bears the last described course, curving to the right with a radius of 679 feet, through an angle of 63°39'58", an arc distance of 754.49 feet, the last 558.47 feet of said curve to the right is along said northeasterly right-of-way line;
thence S 17°39'58" W, along said northeasterly right-of-way line, a distance of 8.17 feet to the point of beginning; said parcel contains an area of 32.98 acres (1,436,689 square feet), more or less.

PARCEL 2:

Beginning at a point on the right or northeasterly right-of-way line of US 395 freeway (Project QF-395-2(17)), 577.94 feet right of and measured radially from Highway Engineer's Station "H" 629+04.25 P.O.C.; said point of beginning further described as bearing S 38°14'56" E, a distance of 3,418.56 feet from a one (1) inch iron pipe with R.E. Tag 326 as the northwest corner of Section 8, T. 18 N., R. 20 E., MDM;

thence from a tangent which bears N 29°27'33" W, curving to the left with a radius of 679 feet, through an angle of 16°32'27", an arc distance of 196.02 feet to a point;
thence N 46°00'00" W, a distance of 335.12 feet to a point on said northeasterly right-of-way line of US 395 freeway;

thence along said right-of-way line the following four (4) courses and distances:

- 1) N 44°00'00" E, 81.00 feet;
- 2) S 46°00'00" E, 335.12 feet;
- 3) from a tangent which bears the last described course, curving to the right with a radius of 760 feet, through an angle of 20°31'10", an arc distance of 272.18 feet;
- 4) N 85°47'30" W, 95.12 feet to the point of beginning; said parcel contains an area of 46,121 square feet (1.06 acres), more or less.

PARCEL 3:

Beginning at a point on the right or northeasterly right-of-way line of US 395 freeway (Project QF-395-2(17)), 371.48371.48 feet right of and measured radially from Highway Engineer's Station "H" 620+99.32 P.O.C., and being more fully described as 80.00 feet left of and at right angles to the centerline of Diamond Boulevard at Highway Engineer's Station "D" 13+38.51 P.O.T.; said point of beginning further described as bearing S 33°04'24" E, a distance of 4,095.17 feet from a one (1) inch iron pipe with R.E. Tag 326 as the northwest corner of Section 8, T. 18 N., R. 20 E., MDM;

thence N 72°20'02" W, along a line 80.00 feet left of and parallel with said "D" centerline of Diamond Boulevard, a distance of 1,060.42 feet to an intersection with the easterly boundary line of Parcel 1 as shown on Parcel Map No. 448, as File No.



476922, filed for record on the 20th day of July, 1977, in Official Records of Washoe County, Nevada;
thence N 08°24'25" E, along said easterly boundary line, a distance of 172.24 feet to a point;
thence S 72°20'02" E, along a line 90.00 feet right of and parallel with said "D" centerline of Diamond Boulevard, a distance of 1,088.14 feet to a point, the last 122.51 feet of said course is on the right or northeasterly right-of-way line of US 395 freeway;
thence S 17°39'58" W, along said northeasterly right-of-way line, a distance of 170.00 feet to the point of beginning; said parcel contains an area of 4.19 acres (182,624 square feet), more or less.

PARCEL 4:

Beginning at a point on the right or northeasterly right-of-way line of US 395 freeway; 150.00 feet right of and at right angles to Highway Engineer's Station "H" 563+54.72 P.C.; said point of beginning further described as bearing N 4°45'02" W, a distance of 2306.56 feet from a three-eighths (3/8) inch rebar as the southwest corner of Section 16, T. 18 N., R. 20 E., MDM; thence along said right or northeasterly right-of-way line the following six (6) courses and distances:

- 1) N 52°16'25" E, 414.08 feet;
- 2) N 42°18'49" E, 252.26 feet;
- 3) from a tangent which bears S 14°26'38" E, curving to the left with a radius of 1725 feet, through an angle of 6°46'25", an arc distance of 203.93 feet;
- 4) S 68°47'00" W, 172.36 feet;
- 5) S 44°19'05" W, 166.58 feet;
- 6) S 29°11'09" W, 236.59 feet to a point; thence N 49°37'48" W a distance of 219.59 feet to the point of beginning; said parcel contains an area of 2.04 acres (88819 square feet), more or less.

ALSO EXCEPTING THEREFROM the following described parcel:
That portion of I-580 which lies within the above described parcel and southerly of the proposed South Meadows Blvd., containing 21.9 acres, more or less.

ALSO EXCEPTING THEREFROM the following described parcel:
That portion of the above described parcel which lies easterly of Old Virginia Road, westerly of I-580, and southerly of the proposed South Meadows Blvd., containing 5.9 acres of land more or less.

Containing a net acreage of 222.1 acres, more or less.



3212191
05/11/2005
197 of 265

PARCEL B:

Parcel 2 of Parcel Map 2986, as shown on the plat thereof, recorded January 23, 1996, as Document No. 1960667; Official Records of Washoe County, Nevada. Containing 3.26 acres of land, more or less.

PARCEL C:

Portion of Parcel 2 of Parcel Map No. 448, recorded July 20, 1977 as Document No. 476922, Official Records of Washoe County, Nevada, more particularly described as follows:

Beginning at the intersection of the southwesterly right-of-way line of South Meadows Parkway with the southerly boundary line of said Parcel 2; from which the northwest corner of said Section 8, bears N 12°02'43" W, 3099.82 feet; thence along said southwesterly right-of-way line of South Meadows Parkway on the arc of a 595.00 foot radius curve to the right from a tangent bearing N 73°50'48" E, through a central angle of 15°48'00", a distance of 164.08 feet; thence S 02°32'12" W, 10.64 feet; thence along the arc of a tangent 170.00 foot radius curve to the right through a central angle of 27°15'59", an arc distance of 80.90 feet; thence S 29°48'11" W, 10.41 feet to a point on the said southerly boundary line of Parcel 2; thence along said southerly boundary of Parcel 2 the following courses and distances:
on the arc of a 5030.00 foot radius curve to the left from a tangent bearing N 60°29'19" W through a central angle of 01°35'51", a distance of 140.25 feet; N 62°05'10" W, 12.34 feet to the point of beginning.
Containing 0.20 acres of land, more or less.

PARCEL D:

Portion of Parcel 2 of Parcel Map No. 448, recorded July 20, 1977 as Document No. 476922, Official Records of Washoe County, Nevada, more particularly described as follows:

Commencing at the intersection of the southwesterly right-of-way line of South Meadows Parkway with the southerly boundary line of said Parcel 2; from which the northwest corner of said Section 8, bears N 12°02'43" W, 3099.82 feet; thence along said southwesterly right-of-way line of South Meadows Parkway on the arc of a 595.00 foot radius curve to the right from a tangent bearing N 73°50'48" E, through a central angle of 21°34'48", a distance of 224.10 feet to the TRUE POINT OF BEGINNING; thence continuing along said southwesterly right-of-way line of South Meadows Parkway on the arc of said 595.00 foot radius curve to the right through a central angle of 11°53'07", a distance of 123.42 feet; thence S 12°23'48" W, 175.13 feet to a point on the southerly boundary line of said Parcel 2;



thence along the said southerly boundary line of Parcel 2 on the arc of a 5030.00 foot radius curve to the left from a tangent bearing N 58°13'23" W through a central angle of 01°34'55" a distance of 138.87 feet;
thence N 29°48'11" E, 10.46 feet;
thence along the arc of a tangent 230.00 foot radius curve to the left through a central angle of 27°15'59" a distance of 109.45 feet;
thence N 02°32'12" E, 10.64 feet to the point of beginning.
Containing 0.43 acres of land, more or less.

PARCEL E:

Portion of Parcel 1 of Parcel Map No. 448, recorded July 20, 1977 as Document No. 476922, Official Records of Washoe County, Nevada, more particularly described as follows:

Commencing at the intersection of the southwesterly right-of-way line of South Meadows Parkway with the southerly boundary line of said Parcel 2; from which the northwest corner of said Section 8, bears N 12°02'43" W, 3099.82 feet;
thence along said southwesterly right-of-way line of South Meadows Parkway on the arc of a 595.00 foot radius curve to the right from a tangent bearing N 73°50'48" E, through a central angle of 33°27'55", a distance of 347.53 feet to the TRUE POINT OF BEGINNING; thence continuing along said southwesterly right-of-way line of South Meadows Parkway on the arc of said 595.00 foot radius curve to the right through a central angle of 00°21'15", a distance of 3.68 feet;
thence S 72°20'02" E, 97.49 feet to a point on the westerly right-of-way line of U. S. 395;
thence along said westerly right-of-way line on the arc of a non-tangent 600.00 foot radius curve to the left from a tangent bearing S 01°48'30" W, through a central angle of 25°28'11" a distance of 266.72 feet to a point on the southerly boundary line of said Parcel 1;
thence along the said southerly boundary line of Parcel 1 the following courses and distances:
along the arc of a 530.00 foot radius curve to the left from a tangent bearing N 56°01'02" W through a central angle of 00°18'58" a distance of 2.92 feet;
N 56°20'00" W, 50.63 feet;
along the arc of a tangent 5030.00 foot radius curve to the left through a central angle of 01°53'23" a distance of 165.91 feet;
thence N 12°23'48" E, 175.13 feet to the point of beginning.
Containing 0.62 acres of land, more or less.



3212191
05/11/2005
199 of 285

PARCEL F:

A portion of that parcel of land described in deed recorded June 18, 1992, in Book 3504, at Page 484, as Document No. 1580407; Official Records of Washoe County, Nevada, more particularly described as follows:

Beginning at the northeast corner of the above described parcel of land, from which the northwest corner of said Section 8, bears N 32°28'06" W, 5699.02 feet; thence S 21°11'09" E, 1792.52 feet to a point on the easterly right-of-way line of U. S. 395; thence along said easterly right-of-way line N 29°32'13" W, 1721.81 feet to a point on the northerly line of said land; thence along said northerly line N 49°13'53" E, 265.43 feet to the point of beginning.

Containing 5.15 acres of land, more or less.

PARCEL G:

A portion of Parcel C of Parcel Map 1787, recorded January 24, 1985, as Document No. 975291; Official Records of Washoe County, Nevada, more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of U. S. 395 with the west line of said Parcel C, from which the northwest corner of Section 8, bears N 01°51'37" E, 313.60 feet;

thence along said west line of Parcel C, S 01°51'37" W, 441.62 feet;

thence along the southeasterly line of said Parcel C, N 34°53'28" E, 319.59 feet to a point on the said westerly right-of-way line of U. S. 395; thence along said westerly right-of-way line N 43°13'37" W, 245.99 feet to the point of beginning.

Containing 0.88 acres of land, more or less.

Total area of PHASE I is 232.6 acres, more or less.



PHASE II

All that certain tract or parcel of land situate, lying and being in the Southwest quarter (SW1/4) of Section 5, and the Northwest quarter (NW 1/4) of Section 8, T. 18 N., R. 20 E., M.D.M., City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Commencing at a point on the North Line of Said Section 8 from which point the Northwest section corner of said Section 8 bears N 89° 15' 38" W, 1,337.96 feet, said point being the Southwest corner of Parcel 3 of Parcel Map #1107 as shown on the map thereof filed on May 27, 1980 as Document No. 674850 Official Records in the Office of the County Recorder of Washoe County, Nevada, said point also being the TRUE POINT OF BEGINNING;

thence N 01° 35' 07" E, 2641.54 feet;

thence S 89° 20' 01" E, 2,527.90 feet;

thence S 31° 48' 01" W, 2,435.84 feet;

thence S 00° 54' 52" W, 557.89 feet; to the North one-quarter corner of said Section 8 as shown on Survey Map #1173 filed on May 30, 1978 as Document No. 531471 Official Records in the Office of the County Recorder of Washoe County, Nevada;

thence S 00° 36' 26" W, 548.63 feet; to a point on the north line of Parcel 1 of Parcel Map #2644 as shown on the map thereof filed on October 20, 1992 as Document No. 1614988 Official Records in the Office of the County Recorder of Washoe County, Nevada;

thence along said line N 84° 15' 23" W, 9.00 feet;

thence N 88° 19' 13" W, 1,683.92 feet;

thence N 12° 52' 42" W, 230.00 feet;

thence departing from said line S 88° 47' 19" E, 66.30 feet;

thence N 00° 59' 55" E, 188.00 feet;

thence N 70° 20' 21" E, 313.33 feet;

thence S 89° 15' 38" E, 76.29 feet; to the Southwest corner of Parcel 3 of Parcel Map #1107 as shown on the map thereof filed on May 27, 1980 as Document No. 674850 Official Records in the Office of the County Recorder of Washoe County, Nevada, said point also being the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM; a parcel of land known as the PUD Phase II Park Parcel described as follows:

All that certain tract or parcel of land situate, lying and being in the Southwest quarter (SW 1/4) of Section 5, T. 18 N., R. 20 E., M.D.M., City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Commencing at a point on the North Line of Said Section 8 from which point the Northwest section corner of said Section 8 bears N 89° 15' 38" W, 1,337.96 feet, said point being the Southwest corner of Parcel 3 of Parcel Map #1107 as shown on the map thereof filed on May 27, 1980 as Document No. 674850 Official Records in the Office of the County Recorder of Washoe County, Nevada.

thence along the west line of said Parcel N 01° 35' 07" E, 97.18 feet to the TRUE POINT OF BEGINNING;



thence N 01° 35' 07" E, 2,544.36 feet;
 thence S 89° 20' 01" E, 449.71 feet;
 thence S 27° 51' 58" E, 626.30 feet;
 thence along the arc of a tangent curve to the right, having a radius of 200.00 feet,
 though a central angle of 31° 30' 17", and an arc length of 109.97 feet;
 thence along a tangent line S 03° 38' 19" W, 355.76 feet;
 thence along the arc of a tangent curve to the right, having a radius of 100.00 feet,
 though a central angle of 63° 55' 50", and an arc length of 111.58 feet;
 thence along the arc of a tangent curve to the left, having a radius of 828.30 feet,
 though a central angle of 50° 14' 11", and an arc length of 726.25 feet;
 thence along the arc of a tangent curve to the left, having a radius of 350.00 feet,
 though a central angle of 51° 49' 58", and an arc length of 316.63 feet;
 thence along a tangent line S 34° 29' 59" E, 276.28 feet;
 thence along the arc of a tangent curve to the right, having a radius of 250.00 feet,
 though a central angle of 125° 14' 21", and an arc length of 546.46 feet;
 thence along a tangent line N 89° 15' 38" W, 269.64 said point being the TRUE
 POINT OF BEGINNING;

Total area of PHASE 2 is 98.400 (128.778 minus 30.378) acres, more or less.



LEGAL DESCRIPTION FOR PLANNING UNIT G

PLANNING UNIT "G"

APN 160-040-15

All that certain real property situate within the South Half (S1/2) of Section 8, Township 18 North, Range 20 East, Mount Diablo Meridian. Also being Parcel 1, of Parcel Map No. 3929, recorded November 14, 2002 as File No. 2763202, In the Official Records of Washoe County, Nevada.

Containing 16.17 acres of land more or less.

APN 160-040-16

All that certain real property situate within the South Half (S1/2) of Section 8, Township 18 North, Range 20 East, Mount Diablo Meridian. Also being Parcel 2, of Parcel Map No. 3929, recorded November 14, 2002 as File No. 2763202, In the Official Records of Washoe County, Nevada.

Containing 51,980 square feet of land more or less.

A PORTION OF APN 160-040-17

All that certain real property situate within the South Half (S1/2) of Section 8, and the North Half (N1/2) of Section 17, Township 18 North, Range 20 East, Mount Diablo Meridian. Also being a portion of Parcel 3, of Parcel Map No. 3929, File No. 2763202, In the Official Records of Washoe County, Nevada, and being more particularly described as follows;

Beginning at the southerly most corner of said Parcel 3, said point lying on the easterly Right of Way line of U.S. 395 and said point to be the **Point of Beginning**;

THENCE along said easterly Right of Way, North 29°32'13" West a distance of 937.36 feet;

THENCE leaving said easterly Right of Way, North 49°12'50" East a distance of 117.17 feet;

THENCE from a radial line which bears North 16°52'25" East, 60.90 feet along the arc of a non-tangent 205.50 foot radius curve to the left through a central angle of 16°58'42";

THENCE North 89°53'43" East a distance of 96.44 feet;

THENCE 134.40 feet along the arc of a tangent 315.50 foot radius curve to the left through a central angle of 24°24'30";

THENCE North 65°29'13" East a distance of 78.07 feet;

THENCE 186.41 feet along the arc of a tangent 185.50 foot radius curve to the left through a central angle of 57°34'42";

THENCE 26.60 feet along the arc of a tangent 19.50 foot radius curve to the right through a central angle of 78°10'02";

THENCE 17.20 feet along the arc of a tangent 619.90 foot radius curve to the left through a central angle of 01°35'24";

THENCE 131.47 feet along the arc of a tangent 436.50 foot radius curve to the left through a central angle of 17°15'27";

THENCE 98.94 feet along the arc of a tangent 619.88 foot radius curve to the left through a central angle of 09°08'41";

THENCE 31.31 feet along the arc of a tangent 39.50 foot radius curve to the right through a central angle of 45°25'03";

THENCE South 54°35'47" West a distance of 267.22 feet;

THENCE South 26°41'31" East a distance of 92.89 feet;

THENCE South 25°51'56" East a distance of 79.45 feet;

THENCE South 06°06'03" East a distance of 52.79 feet;

THENCE South 43°42'11" East a distance of 61.57 feet;

THENCE South 29°07'26" East a distance of 50.94 feet;

THENCE South 08°16'20" East a distance of 58.24 feet;

THENCE South 12°09'03" West a distance of 131.69 feet;

THENCE South 50°15'35" West a distance of 82.20 feet;

THENCE South 66°27'30" West a distance of 78.82 feet;

THENCE South 60°37'32" West a distance of 59.97 feet;

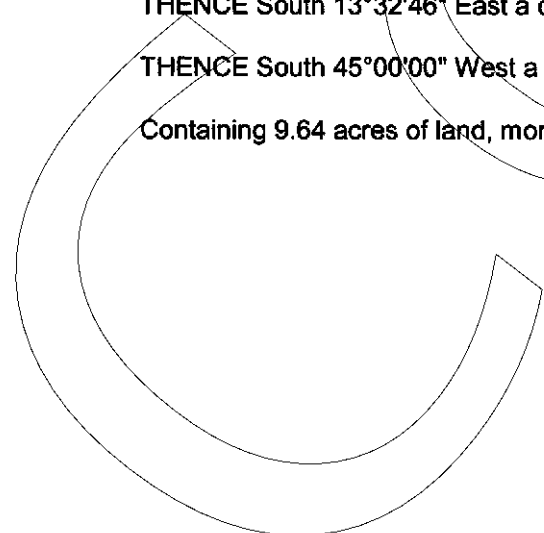
THENCE South 13°45'12" West a distance of 41.50 feet;

THENCE South 15°14'59" East a distance of 80.04 feet;

THENCE South 13°32'46" East a distance of 176.51 feet;

THENCE South 45°00'00" West a distance of 209.61 feet to the **Point of Beginning**;

Containing 9.64 acres of land, more or less.





3212191
05/11/2005
203 of 205

COPY

APPENDIX F

STAFF INTERPRETATIONS



3212191
05/11/2005
204 of 205

City of Reno
Department of Community Development

450 Sinclair
Reno, Nevada 89501

Alex Fittinghoff
South Meadows Properties
280 Meadowbrook Drive
Reno, NV 89509

This letter will confirm our recent conversations about permitted uses in South Meadows Properties Planned Unit Development, Phase I (Case No. 66-92/File-2). You have described a proposed use in Planning Unit C which would include an outpatient surgery center consisting of up to twelve operating rooms and ancillary facilities, in conjunction with physician offices, occupying two buildings (one with the offices and the second with the surgery center). Based on the PUD Design Guidelines submitted by CFA, Inc. on behalf of South Meadows (Fourth Revision - November, 1996), this is a permitted use in Planning Unit C.



Laura Tuttle, Principal Planner
Community Development Department
City of Reno

11/24/96

Dated

COPY



3212191
05/11/2005
265 of 265



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

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

LEGIBILITY NOTICE

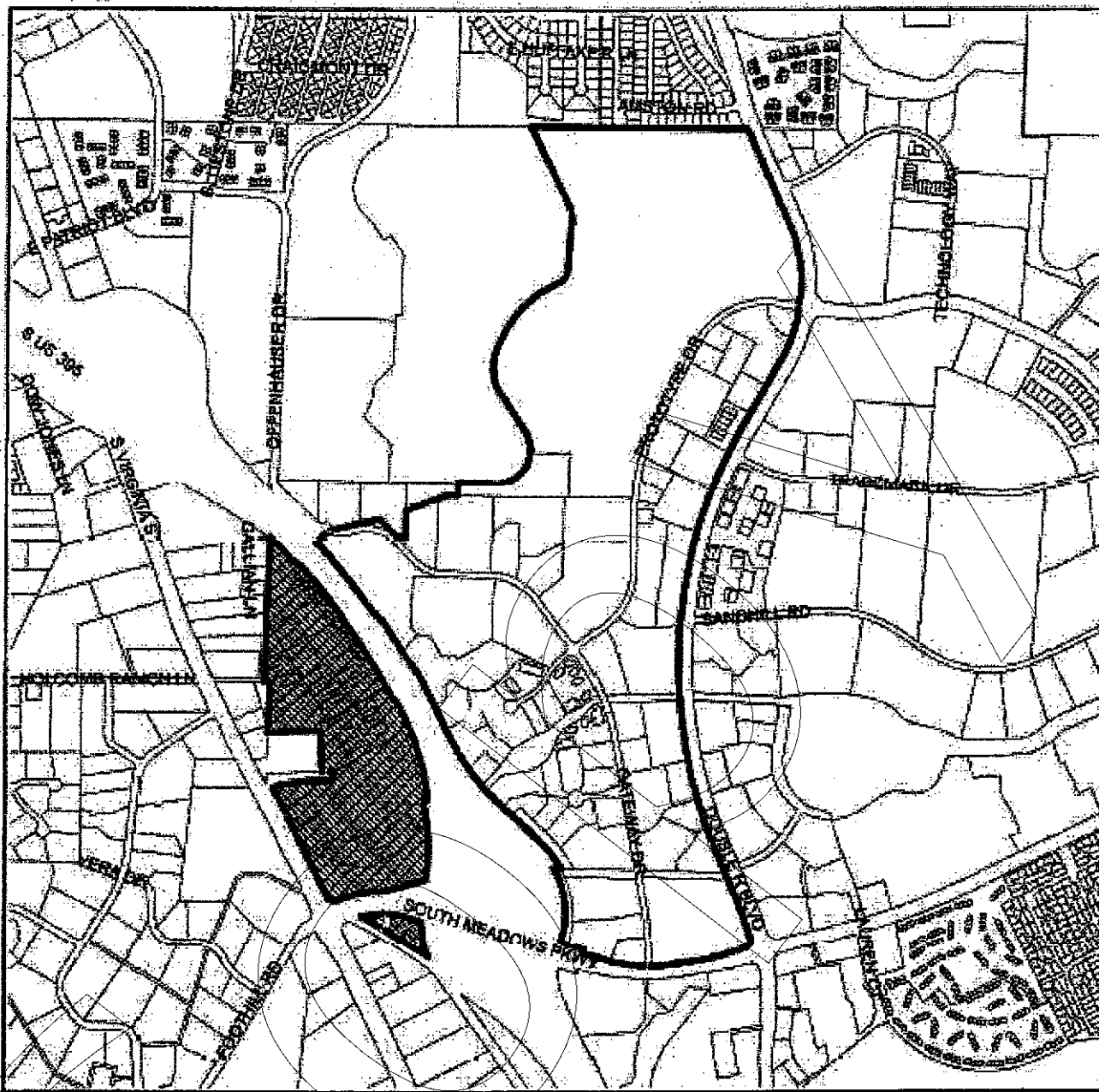
The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer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

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



Tonia Meyers
Signature

5/11/05
Date

TONIA MEYERS
Printed Name



LDC06-00050
South Virginia TOD Corridor Plan

-  Proposed area to be removed from Southmeadows I & II Plan Area
-  South Meadows I & II Boundary



0 180 360 720 1,080 1,440 Feet

The information herein is approximate and is intended for study purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno, Community Development Department. Map Produced: January-02, 2007.



Community Development Department

450 Sinder Street Phone: 334-2625
 P.O. Box 1900 Fax: 334-2943
 Reno, NV 89505 www.ci.reno.nv.us

Map of Planning and Zoning Commission Staff Report CD06-00050



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

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

LEGIBILITY NOTICE

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

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

Tonia Meyers
Signature

10/26/10
Date

Tonia Meyers
Printed Name