

EXHIBIT "B"

Final SPD Standards

First Revision Approved _____, 2002

for:

PLUM TREE PLAZA

Reno, Nevada

Effective Date: April 26, 2002

PLUM TREE PLAZA

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Appendix 1

- October 11, 1994, City Clerk's Letter of Approval
- April 9, 2002, City Clerk's Letter of Approval (First Amendment)

LOCATION

The purpose of this application is to establish and implement a development plan for the ±4.15 acre property located at the southeast corner of the intersection of McCarran Boulevard and West Plumb Lane.

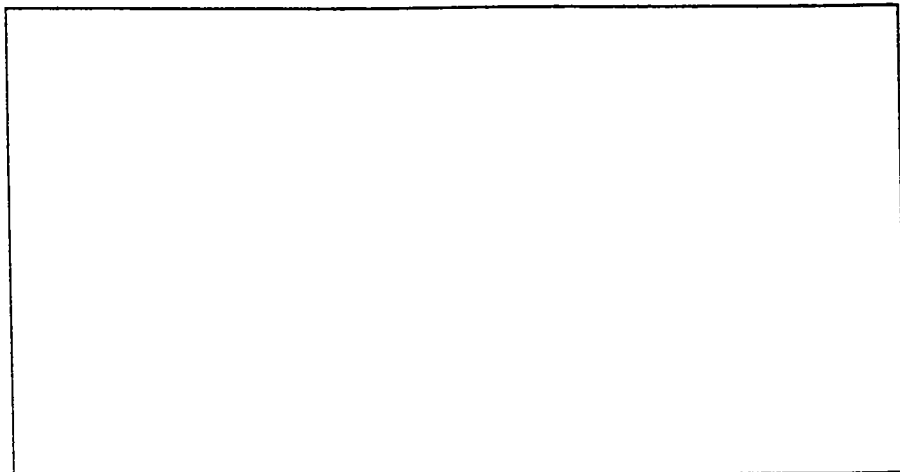
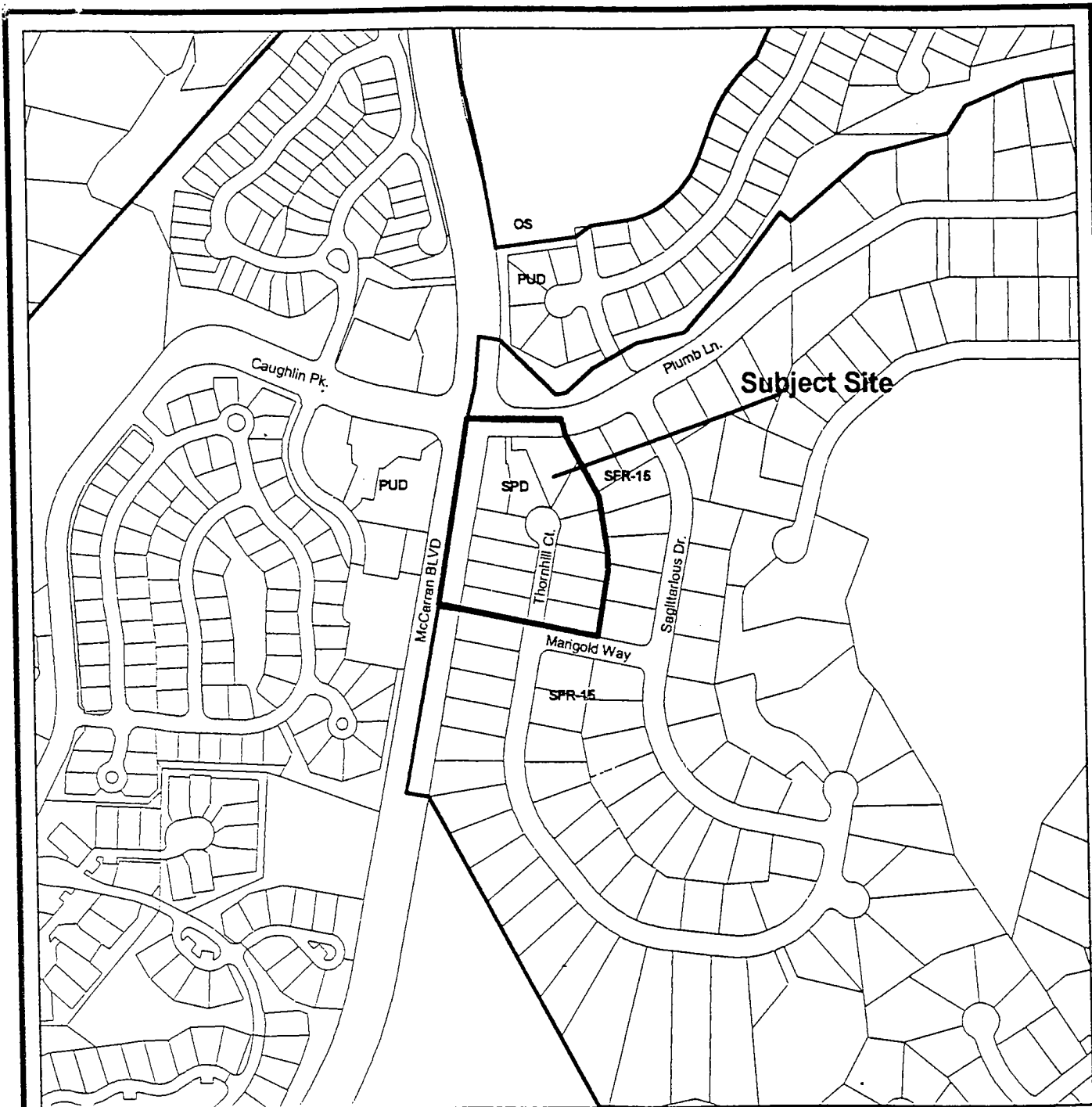
Adjacent land uses and zoning surrounding the site include: single family homes within the Caughlin Ranch PUD to the north; single family homes to the south and east; and retail and office uses within the Caughlin Ranch PUD to the west.

APPLICATION HISTORY

Site Analysis

The site gently slopes from south to north and consists of sage brush and top soil as well as a septic system that was provided for West Plumb Estates Subdivision. This plan calls for removal of the existing septic and leach field system to District Health Department approval and re-compacting the soils consistent with the grading plan that will be developed. An in depth soils analysis shall be provided in the final map to determine location and feasibility for the structurally filled tanks to remain.

Four applications were included: (1) annexation of one parcel containing ±4.15 acres; (2) Master Plan amendment from Single Family Residential to Neighborhood Commercial on ±50,000 square feet (±1.15 acres); (3) a zoning map amendment from SFR-15 (Single Family Residential) to SPD (Specific Plan District) on ±4.15 acres; and (4) a tentative map to develop a 9 lot single family residential subdivision on ±3 acres of the ±4.15 acre site.



100 0 100 200 300 Feet

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

Map Produced: March 15, 2002

Community Development Department

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JS:\NRGIS_data\Project\Iverson\Thornhill

PROJECT DESCRIPTION

Project Plan Concept

The plan is oriented to develop residential lots contiguous to the existing homes in West Plumb Estates. It contains an enlarged cul-de-sac to provide a landscape buffer between Plum Tree Plaza and the residential homes. The plan will optimize the grading and terrain of the existing property in order to enhance the development of both the residential and office/commercial portions of the project. Although the site fronts on a major arterial the concept is to place residential homes as a buffer between the existing West Plumb Estates and the office/commercial portion of the project and McCarran Boulevard.

The residential lots shall contain a minimum of 12, 000 square feet. Plum Tree Plaza is approximately 49,000 square feet with a maximum leasable area of 10,000 square feet. Plantings of shrubs and trees, as well as, a block wall shall be installed as a buffer between Plum Tree Plaza and the residential portion of the project. As requested by the neighbors, no access shall be allowed between the cul-de-sac and Plum Tree Plaza. However, a locked emergency access gate shall be allowed within the block wall separating the residential and office/commercial portions of the project. The gate is to be used only for maintenance of the sprinklers, trees and shrubs along the cul-de-sac.

Development Plan

Two specific uses will be permitted within this project. The first shall be Plum Tree Plaza with uses being retail and office. The second plan calls for 9 residential homes on lots of at least 12,000 square feet.

The site offers a number of features that establish its scenic value and character. The goal of the site planning and architectural design is to build on these characteristics in creating a high quality residential and unique office/neighborhood commercial project. The homes will be consistent with the ranch style that has been established for Caughlin Ranch and adjacent West Plumb Lane Estates.

PRELIMINARY SITE LAYOUT PLUM TREE PLAZA AN MDC PLANNED COMMUNITY

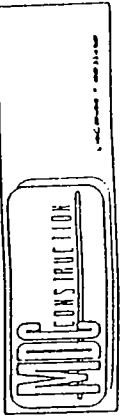
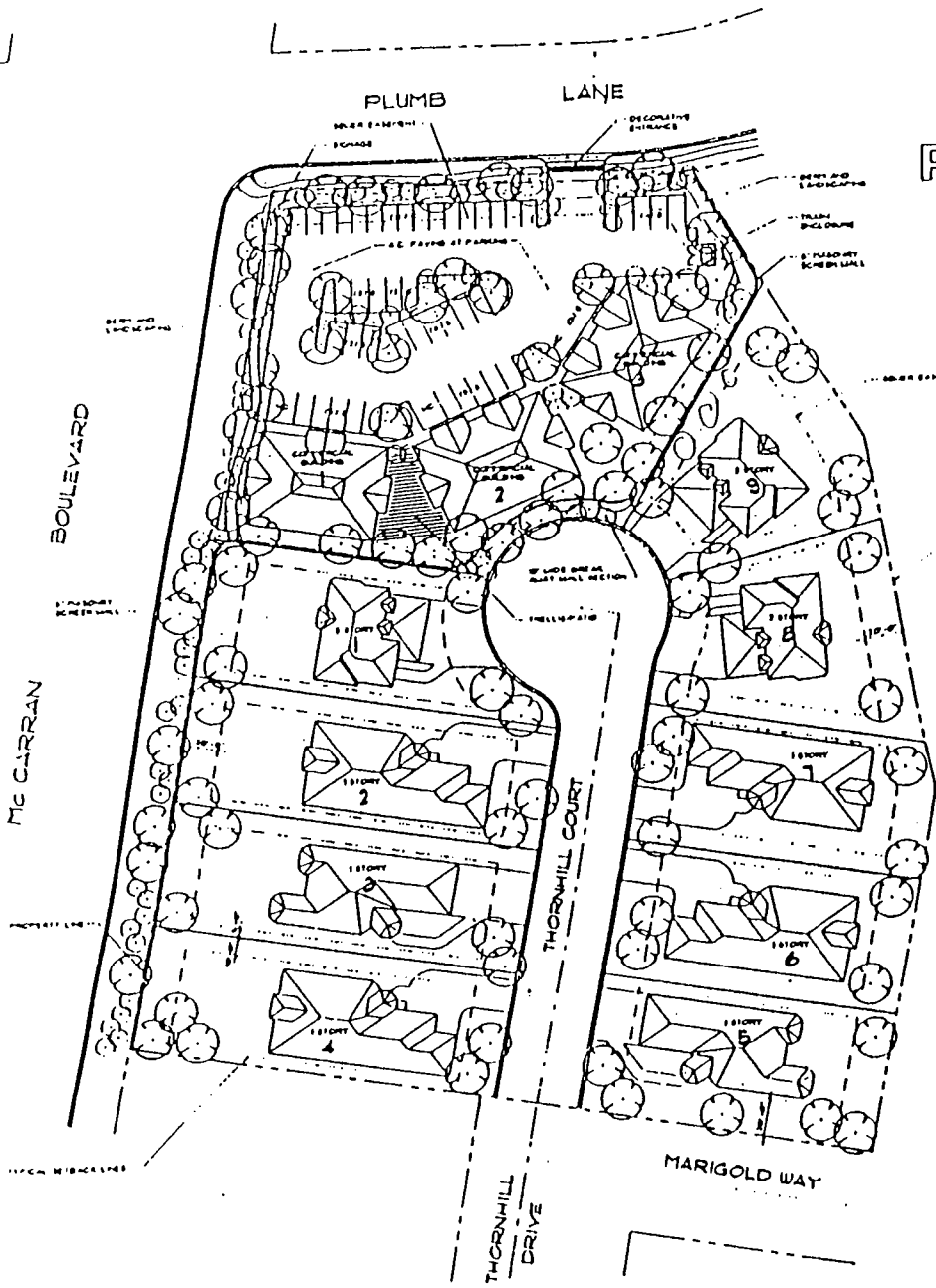
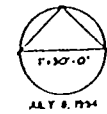
COMMERCIAL SITE DATA (1-37)

SITE AREA	45,401.63 SF.
BUILDING COVERAGE	10,000 SF.
PARKING REQUIRED	80 SPACES
PARKING PROVIDED	80 SPACES
	25 standard
	8 compact
	3 handicap
LANDSCAPE REQUIRED	9,840 SF. SF.
LANDSCAPE PROVIDED	12,840 SF. SF.

RESIDENTIAL SITE DATA (1-37)

LOT 1	8,071.95 SF.
LOT 2	5,849.33 SF.
LOT 3	5,849.33 SF.
LOT 4	5,849.33 SF.
LOT 5	8,071.95 SF.
LOT 6	8,071.95 SF.
LOT 7	8,071.95 SF.
LOT 8	8,071.95 SF.
LOT 9	8,071.95 SF.
COMMERCIAL SITE	45,401.63 SF.

WEST PLUMB LANE ESTATES



PRELIMINARY SITE LAYOUT
PLUM TREE PLAZA
AN MDC PLANNED COMMUNITY
RENO, NEVADA

DATE: 4.1.74



2.2

LAND USES NEIGHBORHOOD COMMERCIAL (Plum Tree Plaza)

- Provide for commercial, office and service enterprises customarily associated with residential development.
- 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.
- To prohibit uses which are associated with higher traffic volumes.

Allowable Neighborhood Commercial Uses

The following uses are allowed without the need for a Special Use Permit.

OFFICES

- Real estate, Construction & Sales
- Accounting & Law
- Insurance
- Architecture/Engineering
- Financial Satellites
- Title Co. Satellites
- Art Galleries & Libraries
- Art & Teaching classes
- Medical offices or other similar professional offices

RETAIL

- Bakery & Espresso
- Delicatessen
- Yogurt, Ice Cream Shop
- Beauty/Barber Salon
- Boutiques (clothing)
- Dance classes
- Tailoring & shoe repair
- Eye wear & Optometry
- Frame shop
- Baby Furniture & accessories
- Interior Design Studio
- Book store/reading room

PROHIBITED NEIGHBORHOOD COMMERCIAL USES

- Convenience Store
- Bar or Cocktail lounges, poker machines, or video arcade
- 24 hour services
- Businesses opened more than 12 hours per day
- Businesses opened past 7:00 p.m.
- Drive through facilities
- Free standing Automated Teller Machines
- Video Rental Business
- Sale of alcoholic beverages

Land Uses Residential

- Nine (9) Residential Lots
- One Single Family Residence per Lot

Plum Tree Plaza Commercial Design Standards

Building Design

The buildings within Plum Tree Plaza shall be designed and built using the Ranch Style of the Caughlin Ranch Development, located directly to the west across McCarran Boulevard. (See graphics pages [4.7](#), [4.8](#) and [4.9](#))

Exterior Materials

Standards

Exterior siding

- Wood
- Masonite siding with accents such as:
 - Stucco
 - Wood shake shingles
 - Masonry

Roofing

- Wood shingles
- Metal roofing

Colors

- Earthtones with soft color accents or trim moldings and fascias that blend well with the neighborhood.

Windows

- White vinyl double insulated glass windows throughout.

Doors

- French doors shall be utilized wherever possible.
- Painted white or with accent trim colors.

Landscape Design

The landscape design of the overall development will establish a high quality image that reinforces the beauty of the surrounding Caughlin Ranch neighborhood as well as West Plum Estates. These landscape design guidelines address common areas, streets, and recommended plant species. (See page [5.8](#).)

Common Area Landscaping

Common area landscaping is intended to provide simple, relatively low maintenance open areas that are highly visible from roadways and paths; and provide a full look at the time of planting. The following standards will help to implement these goals:

Standards

- Provide new tree plantings.
- Drought resistant plants.
- Drip irrigation systems.
- The existing trees will be supplemented with additional trees of the same or similar species.
- Minimum 2½" caliper deciduous trees shall be planted along the entire rear yard of Plum Tree Plaza, adjacent to the residential portion of the project.
- Plantings will consist of a mixture of evergreen and deciduous trees and shrubs.
- Landscape required shall be 29 percent of gross site area. Landscaping will be provided to city code specifications with regard to numbers, size and/or height, (i.e., # of trees; 1 per 300 sq. ft.).
- Adjacent to each building entrance of Plum Tree Plaza, planters will be provided for perennials. Landscape planter boxes shall be designed under windows attached to the building two feet in depth.
- Landscaping shall be provided adjacent to both McCarran Boulevard and West Plumb Lane on site and within the right of way. (See graphic page 4.10).
- A final landscaping and irrigation plan for Plum Tree Plaza shall be required to be approved by City Staff prior to issuance of the first building permit within the office/commercial center.

Streets

Standards

- Plum Tree Plaza shall have an ingress and egress driveway to West Plumb Lane approximately 150+ feet east of the intersection of McCarran and West Plumb Lane.
- No access shall be allowed off McCarran Boulevard
- Paving section to match that of existing Plumb Lane or a minimum of 4" Asphalt Concrete on 6" Base Material.

Site Furnishings

Site furnishings include signs, fencing, paving, and seating. These elements will be designed as a coordinated system with common colors, materials and styles that reflect the existing character of the site and create a unified identity for the community.

Signs

Standards

- Wood structure with tile or stone accents.
- Metal lettering, and may include lighting.
- Signs shall be low level in stature and/or affixed to the building.
- No signs shall be located on the rear or sides of buildings facing adjacent residential use except those buildings facing McCarran Boulevard or West Plumb Lane.
- Tenants shall be limited to one (1) 30 square foot, non-illuminated sign for each business.
- One (1) 60 square foot, indirectly illuminated Monument Sign shall be permitted to identify the center. The center ID sign shall not exceed 6 feet in height and shall be located within the landscaped area at the corner of McCarran Boulevard and West Plumb Lane. The sign shall be of polished granite with deep sandblasted letters or metal lettering. (See graphic page 4.11.)

Lighting

Standards

- Parking lot lights shall not exceed 15 feet in height.
- Lights poles shall be made of a wood material.
- Parking lot lights shall be cut off and face down to reduce glare and provide minimum code lighting at ground level, (.1 foot candle) within the parking lot.
- Building lights shall be either wall mounted and face downward, or located in the soffits.
- No lights shall be permitted where the light disperses away from the building toward homes.
- Lower level lighting shall be permitted where appropriate.
- Lighting fixtures shall be shielded, diffused or indirect.

Fences and Walls

Standards

A six (6) foot masonry wall shall be required between Plum Tree Plaza and the Residential area. (See graphic page 4.12)

- Diagonal or metal fencing is not allowed.
- The wall shall be installed prior to issuance of a certificate of occupancy for the first building within Plum Tree Plaza.

Trash Removal

Standards

Commercial area will have one central enclosure and have pick-up service per Reno Disposal Services standards. Enclosure shall be architecturally compatible with the buildings, including color, texture, and solid view screening gate. A roof may be installed consistent with architecture for screening of homes above. Location of dumpster area including details shall be provided and approved by City Staff with application of the first building permit for Plum Tree Plaza.

Carports

At the option of the developer carports may be installed adjacent to the buildings.

Standards

Carports shall be architecturally compatible with the buildings, including color and texture. The carports shall be installed consistent with details that will be approved by City Staff with the application of the first building permit for Plum Tree Plaza. (See graphics 4.14 and 4.15)

Seating

The design of seating and other furnishings designed for common areas should complement the overall system of fencing and signs. Park benches and tables shall be provided between some of the buildings in Plum Tree Plaza. (See graphic page 4.13)

Parking

Standards

All parking shall conform to City of Reno standards including accessible parking and will be common to the center as a whole.

- Accessible parking shall be provided.

Maintenance

Standards

Maintenance in all common areas including building exteriors, roofing, landscaping, parking lot, and lighting shall be administered by the landlord through a Common Area Maintenance fee associated with the rent. In the event buildings are owned separately, an association shall be formed and required to provide for the Common Area maintenance of Plum Tree Plaza.

Mechanical Equipment

Standards

All exterior mounted mechanical equipment, (i.e., HVAC), shall be screened from view of adjacent public streets and residential areas at all times.

Loading & Service Area

- Light trucks shall service all businesses from store front entrances.
- Utility Service areas shall be located on the side of each building and screened from view. Screens, shrub planting, with berms, or enclosures consistent with the architectural style and public utility agency's requirements shall be provided.
- All on site utilities shall be installed underground.

Building Height

Standards

- Buildings within Plum Tree Plaza shall not exceed the height of the office/commercial development located directly west of the site across McCarran Boulevard within the Caughlin Ranch.

Building Coverage

Standards

- Building coverage shall not exceed 10,000 square feet of gross floor area.

Roofing

Standards

- No flat roofs shall be permitted within Plum Tree Plaza.

Occupancy

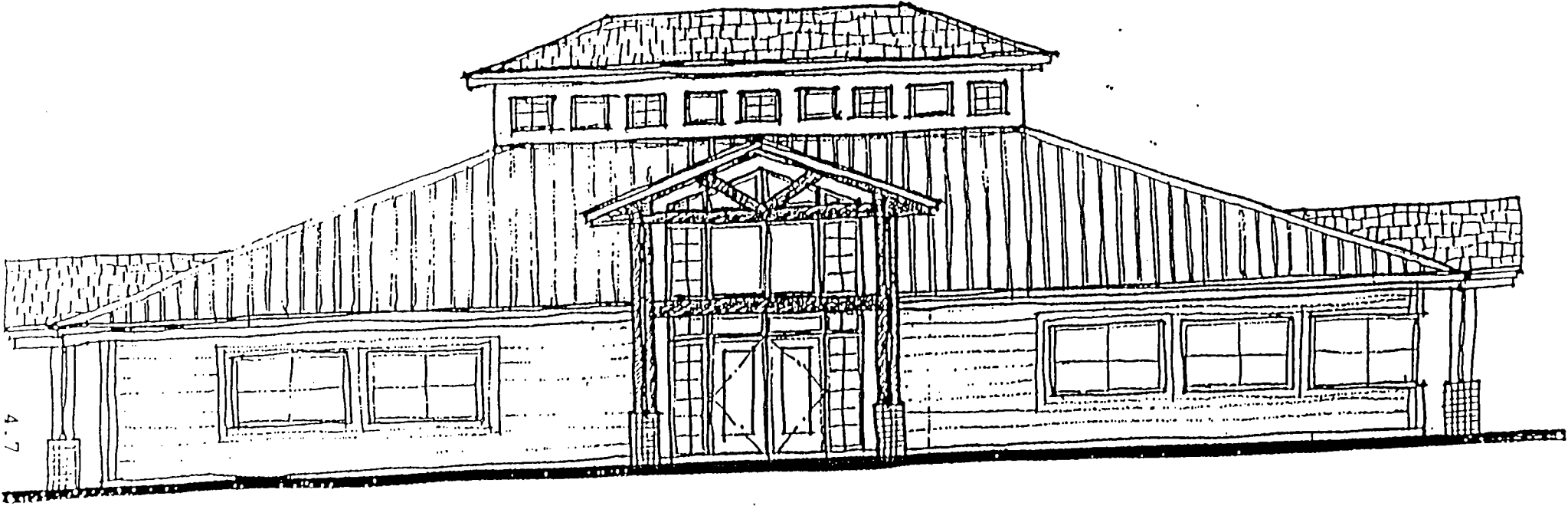
Standards

- Occupancy of the buildings within Plum Tree Plaza shall be limited to the ground floor level.
- Maximum commercial occupancy is 70% of total gross floor area.
- Minimum office occupancy is 30% of total gross floor area.

Setbacks

Standards

- | | |
|--|----------------|
| ● <i>Minimum front yard</i> | <i>10 feet</i> |
| ● <i>Minimum side yard</i> | <i>5 feet</i> |
| ● <i>Minimum distance between structures</i> | <i>10 feet</i> |
| ● <i>Minimum rear yard</i> | <i>10 feet</i> |

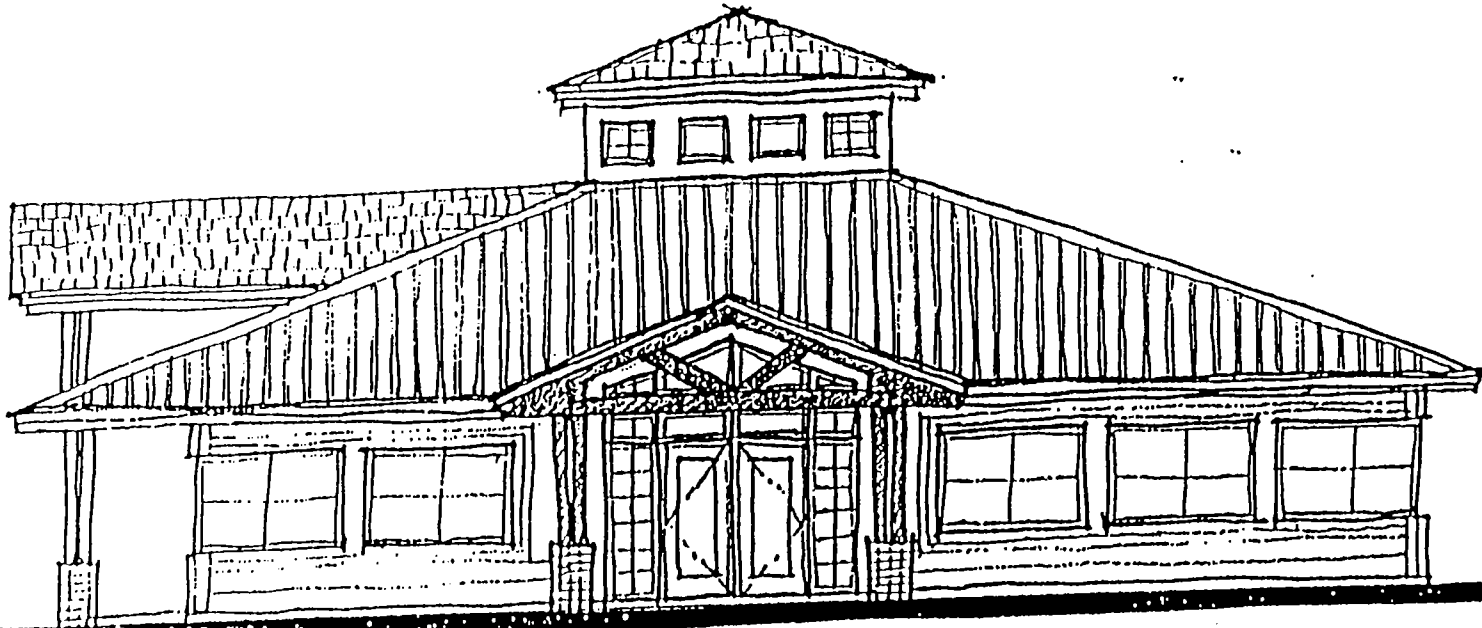


FRONT ELEVATION

$\frac{1}{8}'' = 1'-0''$

6.19.94

PLUM TREE PLAZA



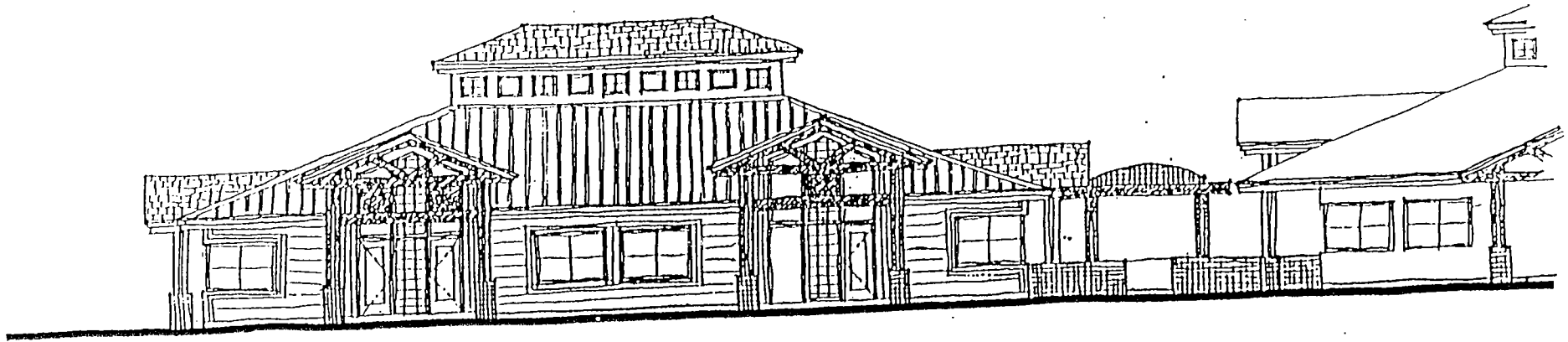
4.8

SIDE ELEVATION

$\frac{1}{8}'' = 1'-0''$

6.19.94

PLUM TREE PLAZA



FRONT ELEVATION - 2

$\frac{1}{8}'' = 1'-0''$

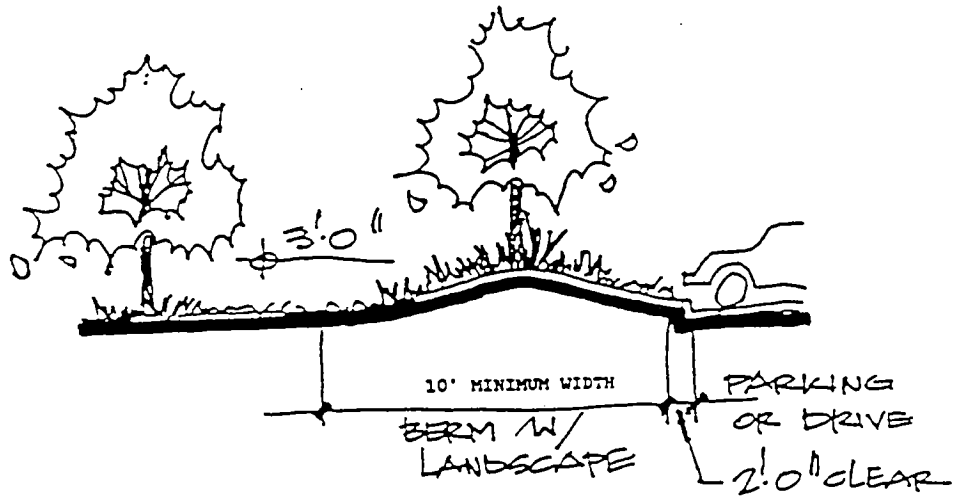
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4.9

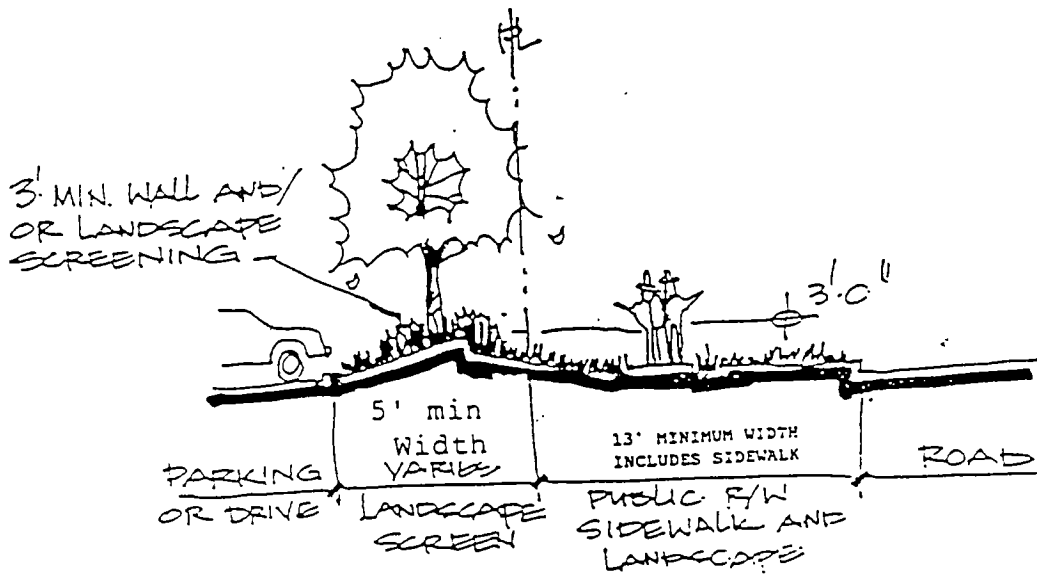
PLUM TREE PLAZA

PATIO AND TRELLIS DETAIL

PLUM TREE PLAZA



MCCARRAN BLVD.



WEST PLUMB LANE

STREET/PARKING AND LANDSCAPE BUFFER

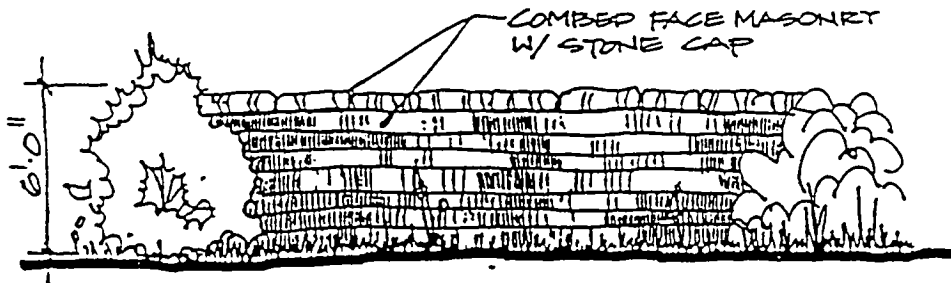


- POLISHED GRANITE
W/ DEEP SANDBLAST
LETTERS

PLUM TREE PLAZA

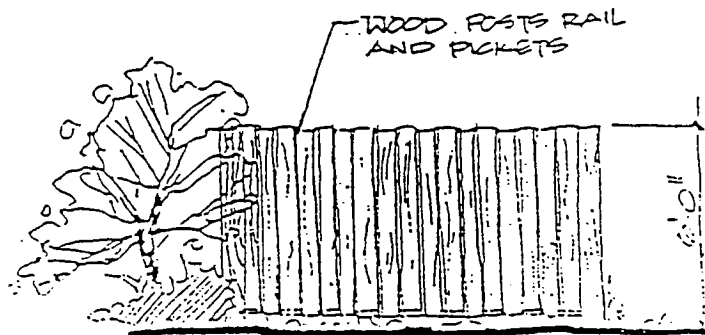
MONUMENT SIGN SE CORNER McCARRAN AND WEST PLUM LANE

PLUM TREE PLAZA



FENCING TYPES BETWEEN COMMERCIAL AND RESIDENTIAL AND ALONG MCCARRAN BLVD. ALONG WEST SIDE OF RESIDENTIAL LOTS 1 - 4.

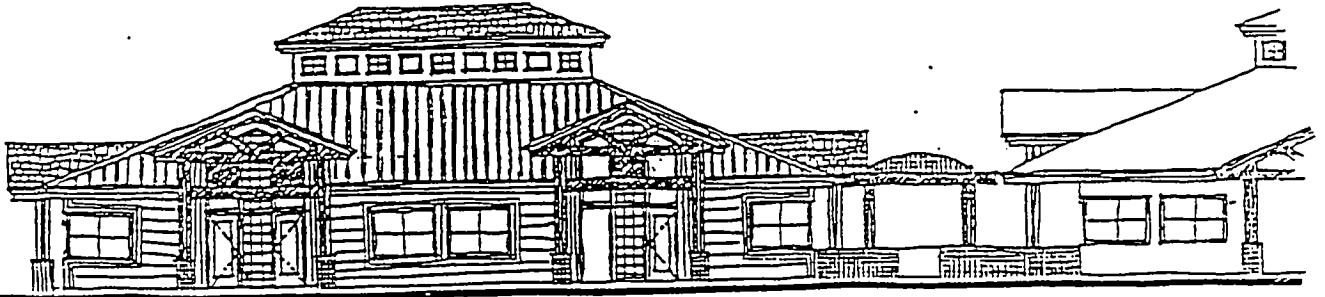
BLOCK WALL WITH PLANTS AT 10' ON CENTER TO MATCH EXISTING MCCARRAN BLVD. WALL.



FENCING TYPE WITHIN RESIDENTIAL

PLUM TREE PLAZA

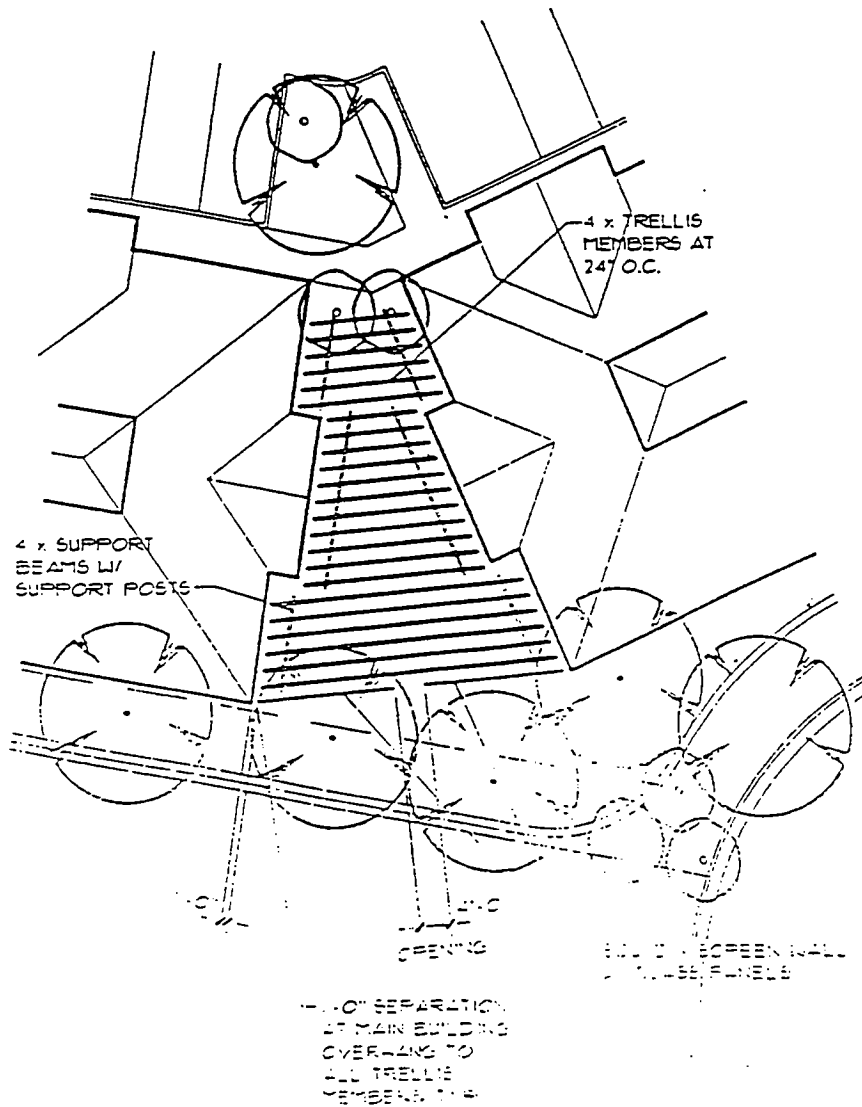
PATIO AND TRELIS DETAIL



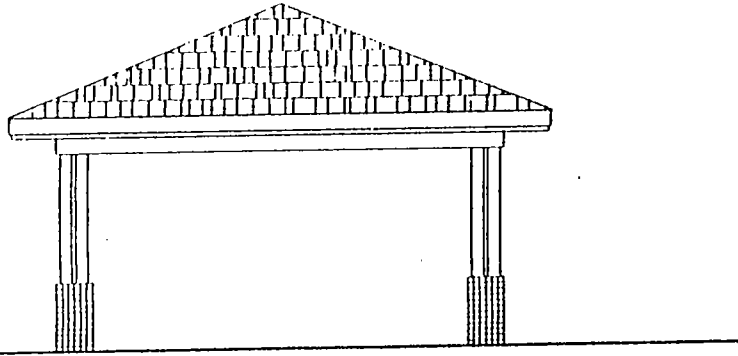
FRONT ELEVATION - 2

1/8" = 1'-0"

6-20-94

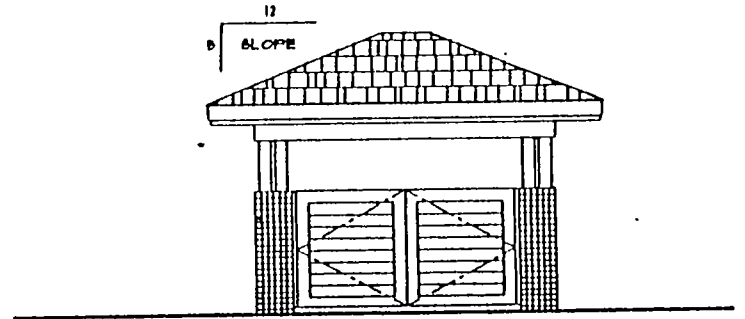


PATIO AND TRELIS DETAIL



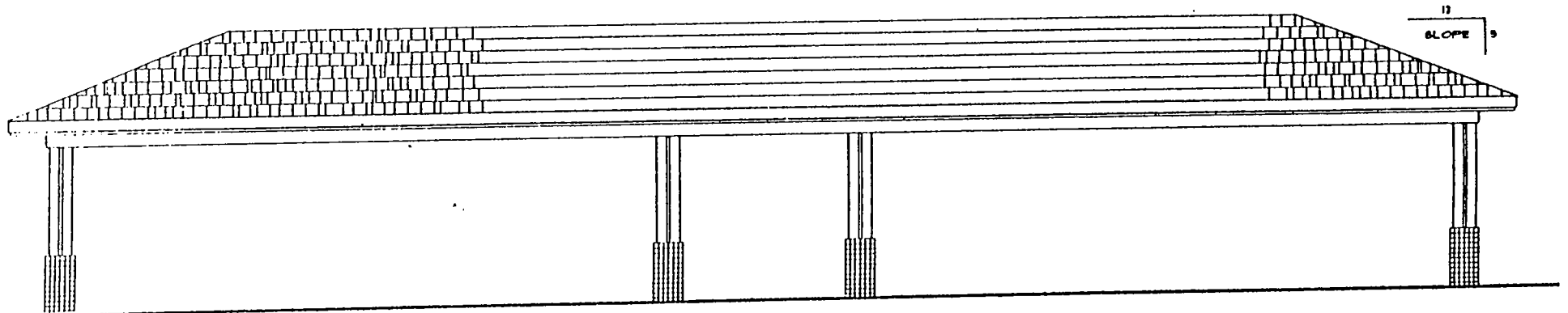
CARPORT SIDE ELEVATION

1/8" = 1'-0"



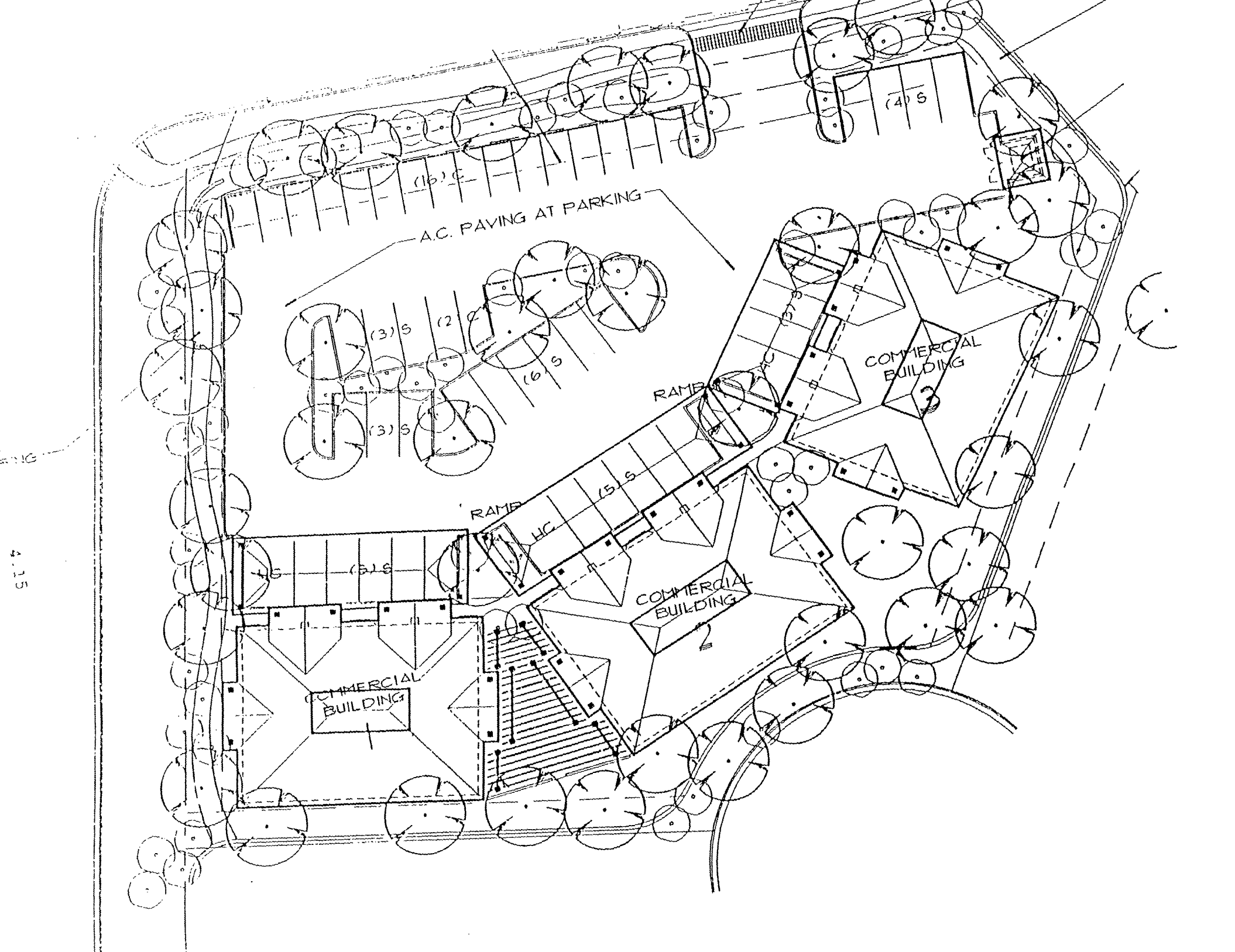
TRASH ENCLOSURE

1/8" = 1'-0"



CARPORT FRONT ELEVATION

1/8" = 1'-0"



ING

4.15

Residential Design Standards

Architectural Character: Examples of the architecture for the residential portion of this project are shown on pages 5.1A-5.1F. Variation of residential setbacks will be required as shown on Tables 2 and 3 on page 5.4. Variation in height and massing will be utilized to avoid the monotony found in many subdivisions. Each house will employ architectural elements, materials and finishes consistent with the ranch style development of Caughlin Ranch. Colors must relate to the selected architectural style.

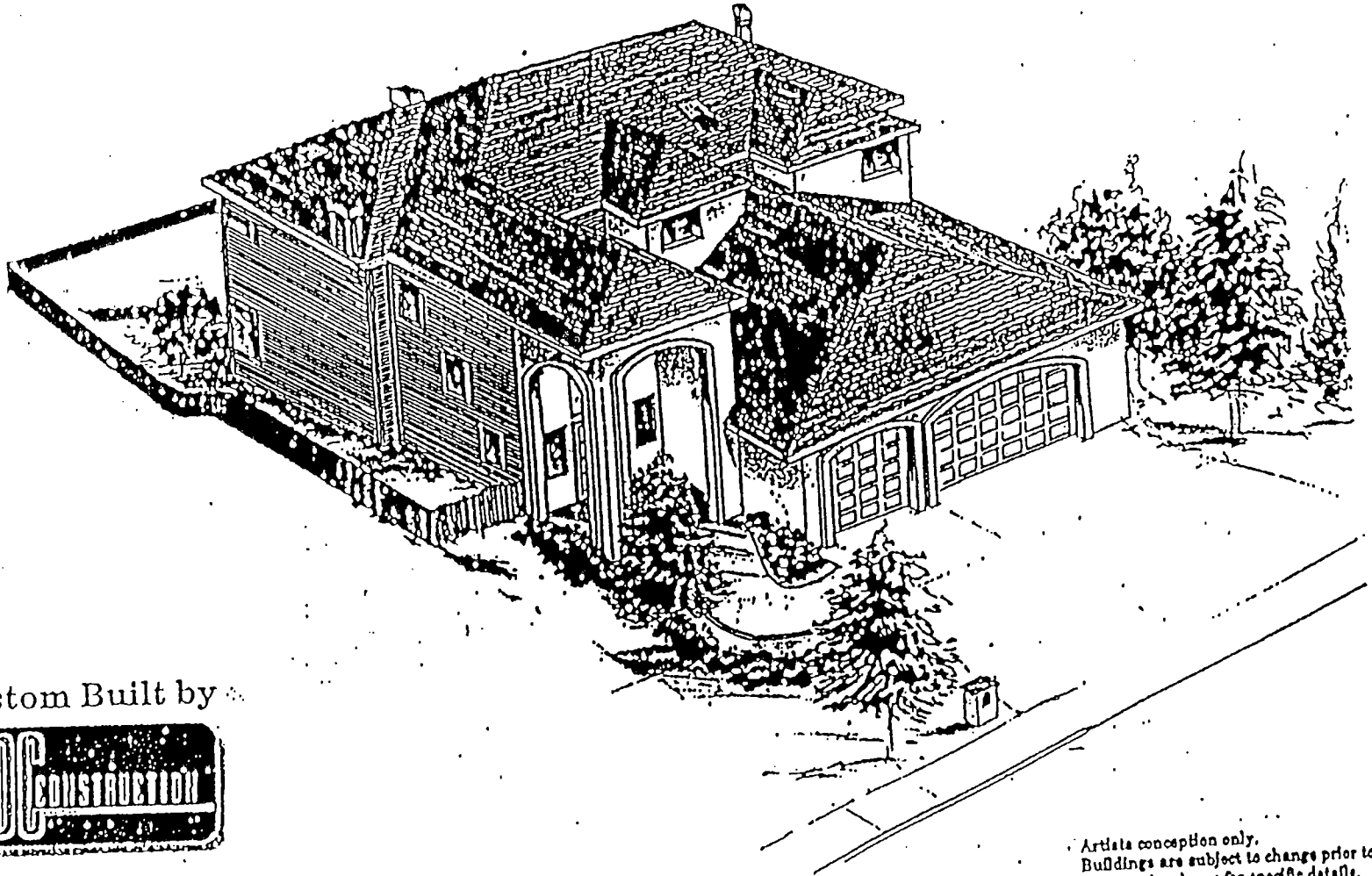
Individual homes should have a clear and strong sense of entry. This can be accomplished by central placement of the entry in the house plan. The use of one or more of the following elements will help define the entry: covered porches or projecting steps with columns, pergolas, or archways.

A strong indoor/outdoor relationship is to be encouraged especially with back yards by utilizing one or more of the following: patios, decks, varied roof pitches, dormers or chimneys.

Architectural Elements and Features: One or more of the following architectural elements consistent with the elevations shown on pages 5.1A-5.1F will be required to add interest to simple shapes and provide an additional layer of shelter in the transition from inside to outside: porches, projecting wings, and bays or covered porches.

One or more of the following architectural features consistent with the elevations shown on pages 5.1A-5.1F will be utilized with each house: columns, brackets, railings, carbels, vents, Dutch doors, trim work and/or flower boxes. The architecture of the facade shall be consistent on all sides of each house.

Garages: Automobile garages typically make up a significant portion of the house plans. It is important that the design of the garages is well-integrated with the overall house design. Quite often in current residential design, garages become the dominant element facing the street on each house yielding an undesirable streetscape of garage doors. To avoid this condition, garages will frequently be turned perpendicular or at another angle to the street and primary facade. All houses shall have three (3) car garages and provide one off-street parking space for each bedroom.



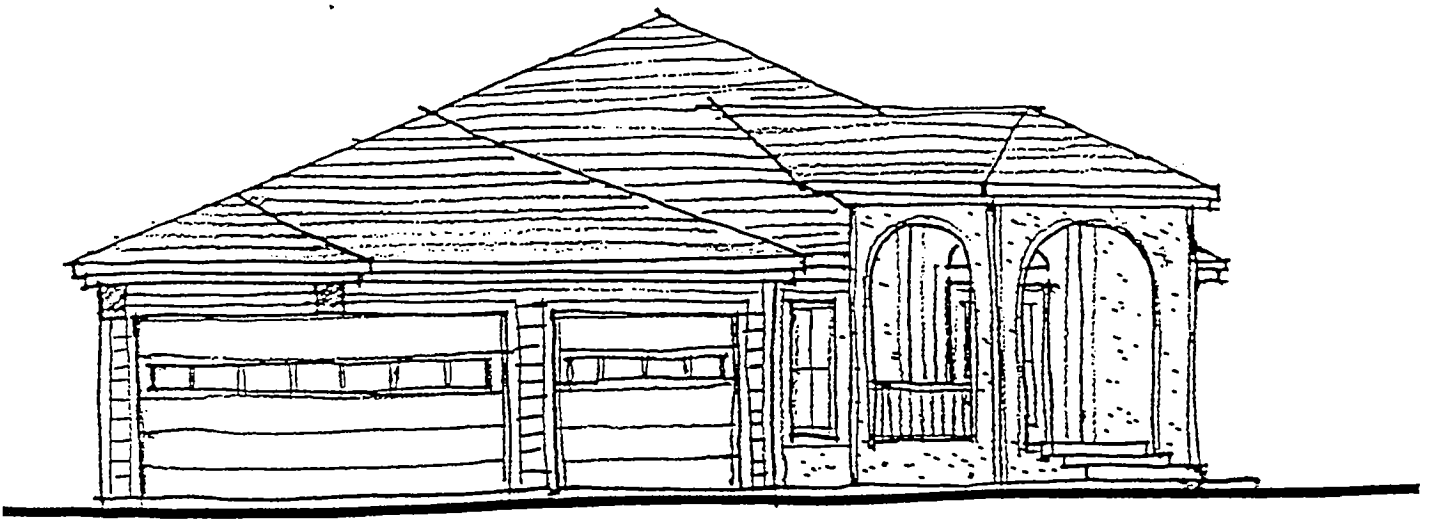
Custom Built by



LICENSE # 0032490

Artists conception only.
Buildings are subject to change prior to completion.
Contact developer for specific details.

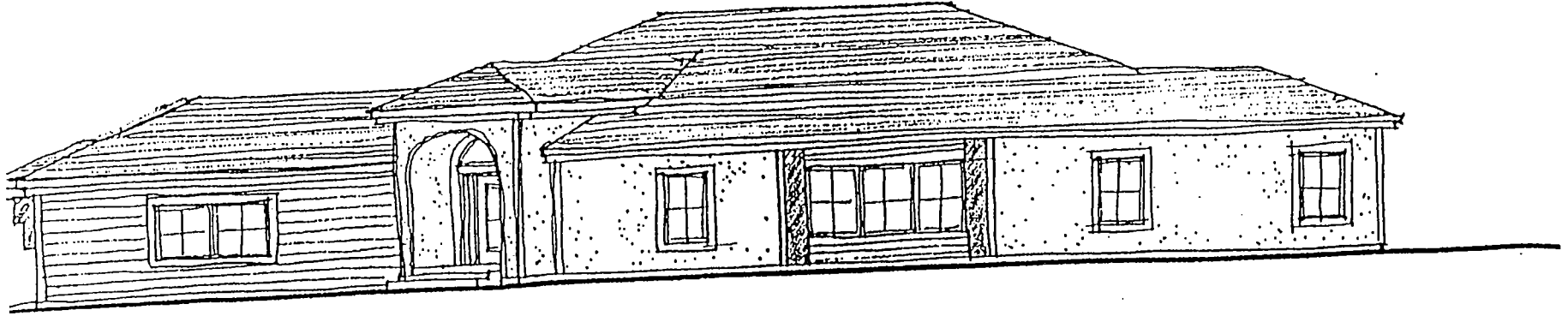
RESIDENTIAL



FRONT ELEVATION • A

7.6.94

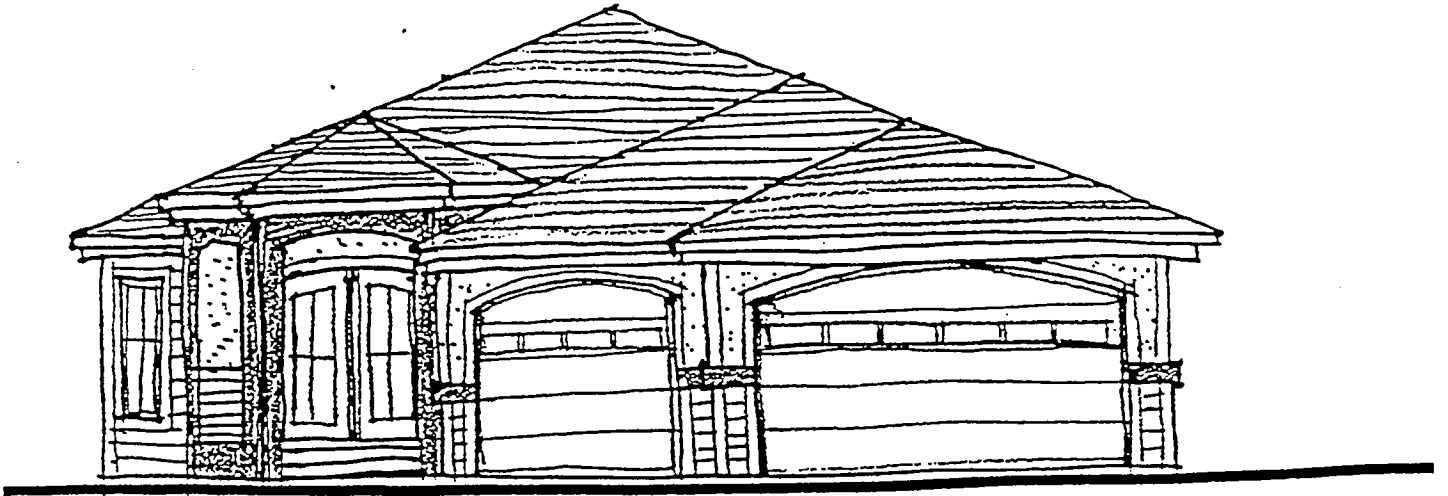
RESIDENTIAL



SIDE ELEVATION D A

7.6.94

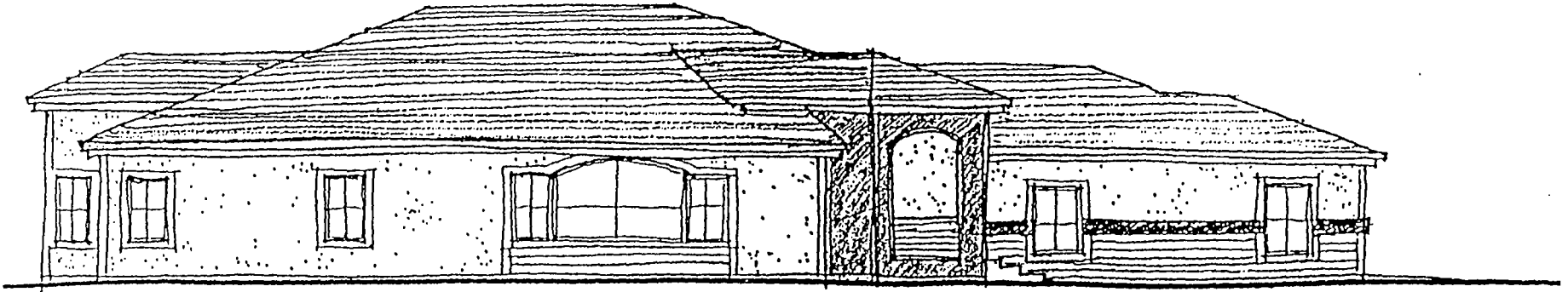
RESIDENTIAL



FRONT ELEVATION 0 B

7-6-94

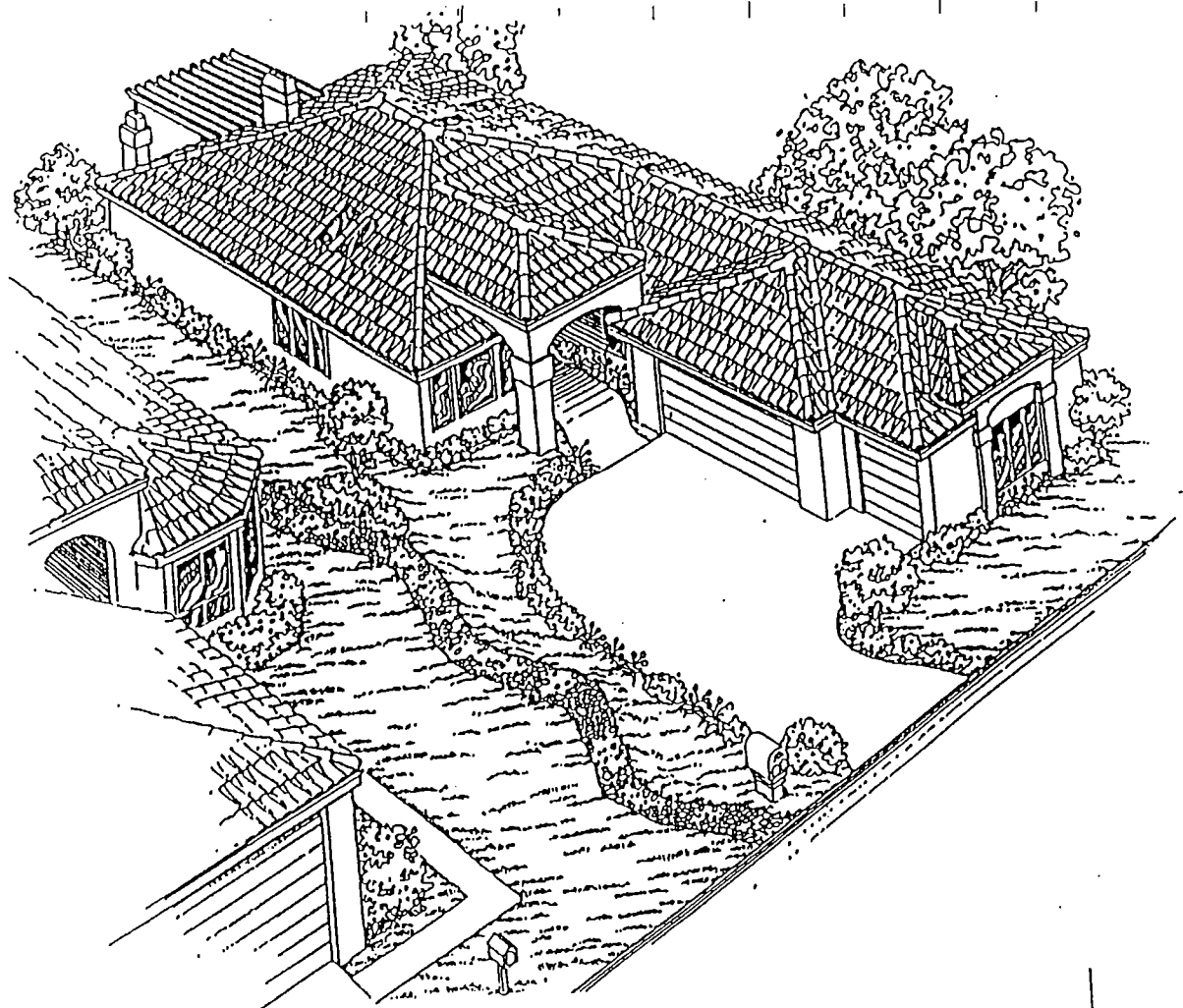
RESIDENTIAL



SIDE ELEVATION • B

7.6.94

RESIDENTIAL

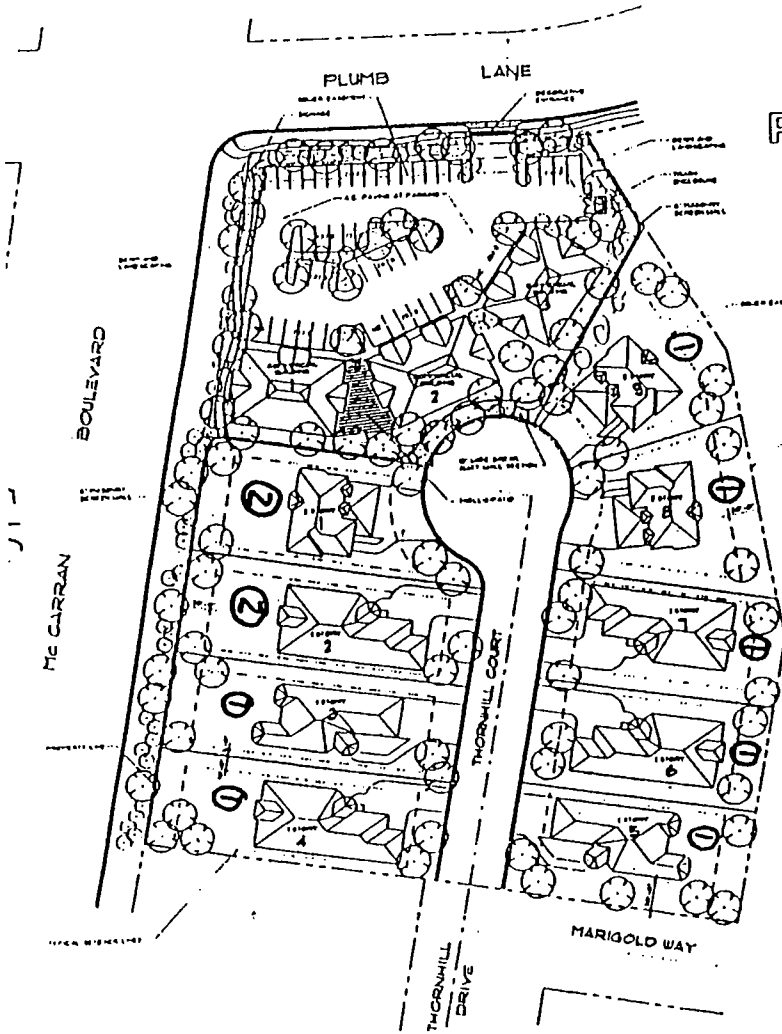


Custom Built by



LICENSE # 0032400

RESIDENTIAL



PRELIMINARY SITE LAYOUT
PLUM TREE PLAZA
 AN MDC PLANNED COMMUNITY

1 & 2 STORY LOTS

COMMERCIAL SITE DATA (1-3)

SITE AREA	45,405 SQ. FT.
BUILDING COVERAGE	12,200 SQ. FT.
PARKING REQUIRED	80 SPACES
PARKING PROVIDED	80 SPACES
TO MAINTAIN	10,000 SQ. FT.
LANDSCAPE	10,000 SQ. FT.
LANDSCAPE REQUIRED	10,000 SQ. FT.
LANDSCAPE PROVIDED	10,000 SQ. FT.

RESIDENTIAL SITE DATA (1-3)

LOT 1	8,074 SQ. FT.
LOT 2	8,541 SQ. FT.
LOT 3	8,512 SQ. FT.
LOT 4	8,510 SQ. FT.
LOT 5	8,000 SQ. FT.
LOT 6	8,000 SQ. FT.
LOT 7	8,000 SQ. FT.
LOT 8	8,000 SQ. FT.
LOT 9	8,000 SQ. FT.
COMMERCIAL MTS	45,405 SQ. FT.

- ① 1 STORY
- ② 2 STORY

WEST PLUMB LANE ESTATES



Exterior Materials:

Standards:

Masonry Materials: Brick, painted brick, concrete block or stone, especially local stone.

Siding: Stucco, Wood or Masonite siding with limited and carefully placed accents which shall include one or more of the following: stucco, wood shingles or masonry.

Roofing: Wood shingles, flat tile, clay tile, concrete tile, slate or simulated slate. The houses on Lots 7, 8 and 9 shall be allowed to be reroofed with dimensional asphalt singles consistent with the asphalt shingles installed when these houses were originally constructed. The houses on Lots 1-6 shall be limited to the approved roofing materials as listed in this section.

Colors: Main building colors shall be earth tone or soft colors that blend well with other houses on Thornhill Court. Trim colors shall accent the main building colors. Acceptable main building and trim colors include: tan, beige, taupe, off-white, or light grey. The existing houses on Lots 7, 8 and 9 which were originally painted with exterior colors not on the approved color list are allowed to be touched up or entirely repainted the same color(s) as the existing original colors. Should the houses on Lots 7, 8 and 9 be proposed to be entirely repainted a color(s) different than the original color(s), then the new color(s) shall comply with the acceptable main building and trim colors contained in this section.

Fenestration

Standards:

- Wood, steel or vinyl windows and doors;
- Swinging patio doors; and
- Each window and door shall be framed with trim work.

House and Lot Size:

Standards

1. Minimum house square footage 2,350 square feet of finished living area exclusive of garage. No administrative reduction to the minimum finished living area shall be permitted.
2. Minimum lot size - 12,000 square feet

Building Heights:

Standards

Maximum height shall be limited to 25 feet as measured from the average finished grade around the house to the ceiling of the top floor. Houses on lots designated for single story houses are allowed to be increased to two stories. Houses on Lots 1 and 2 as shown on Exhibit 1 on page 5.1G shall be two stories.

Building Envelopes/Setbacks

Each lot is designated for one or two stories as shown on page 5.1G. Each lot will have individually tailored setbacks as shown on Tables 2 and 3 on page 5.4. Building envelopes will be established that effect the desired look by utilizing the varied front yard setbacks as shown on Tables 2 and 3 on page 5.4. The designation of building envelopes must also reflect other considerations such as: the retention of existing vegetation and other site features, protecting view sheds from the building site, protecting the view sheds of adjoining building sites, creation of usable yard space, and protection of solar access.

Standards

Table 2 presents the setback criteria that will be used in designating the building envelopes.

Table 2
Building Setback Criteria

	<u>12,000 s.f. (Lots)</u>
Minimum Front Yard	20 feet
Minimum Driveway Length	20 feet
Minimum Exterior Side Yard*	15 feet
Minimum Side Yard	5 feet
Minimum Distance Between Structures	10 feet
Minimum Rear Yard**	20 feet

* Exterior Side Yard means the area between the side wall of a building and the property line abutting a street right-of-way on corner lots.

** Adjacent to McCarran Boulevard 30'

Residential front yard building setbacks will be staggered so that the wall closest to the street of each home is off-set from the adjoining homes according to the following table.

Table 3
Minimum Setback Variation Standards - Residential

<u>Minimum Front Yard Setback Variation</u>	<u>Minimum Angular Offset of the Front Building Lines of Adjoining Homes</u>
5 feet	0 degrees
4 feet	5 degrees
3 feet	10 degrees
4 feet	15 degrees
1 foot	20 degrees
0	25 degrees

Landscape Design

The landscape design of the overall development will establish a high quality image that reinforces the beauty of the surrounding Caughlin Ranch neighborhood.

These landscape design guidelines address common areas, streets, private yards, and recommended plant species.

Streets

The appearance of the project as seen from adjacent streets, is an important element of the development. Streetscapes design will provide a sense of entry into the community and assure orientation and progression from entries to minor residential courts. Streets will be designed according to the following standards:

Standards

1. The primary entry will have a 46-foot public right-of-way off Marigold Way and Thornhill Drive.
2. No sidewalks shall be installed in order to maintain the character already existing in the area.
3. A gate to Plumb Tree Plaza shall be allowed from Thornhill Court for maintenance and emergency access, provided it remains locked.
4. A berm two to three feet high and six foot masonry wall shall be installed along McCarran Boulevard on lots 1 - 4, to increase the height and reduce noise levels from motor vehicles. (Refer to detail Page 4.12)
5. Developer shall install a minimum of 2 code size trees, adjacent to the sound wall on lots 1 - 4, prior to Certificate of Occupancy for each house.

Private Yards

The landscape design of private yards and the location of buildings on the lot is an important aspect of the quality of the development. Building setbacks are intended to create usable space within lots, and generate a proper feeling of space and proportion along the street and between buildings that is consistent with the project. The landscape design of private yards should complement the street by use of a simple palette of plant materials and site furnishings.

Standards

1. Front yard setbacks will be varied in order to avoid a regimented, uninteresting street edge. (See page 5.4, Table 3)
2. The entire area between the street curb line and the front building setback line, exclusive of walks, drives and approaches, will be landscaped, by the developer, prior to the issuance of a Certificate of Occupancy for each home.
3. Plant materials should be selected from the recommended plant list. Plant palettes for private yards will be limited to a small number of species in order to achieve a strong, elegant landscaped effect. Sufficient quantities of the same tree species should be planted in groupings to achieve a simple, distinct and immediate result.
4. Private area landscaping should be designed for maximum energy conservation, allowing maximum sun exposure during winter months and sun screening in summer.
5. Appropriate drip irrigation or a water efficient irrigation system shall be installed by the developer for all required front yard landscaping.
6. Street trees shall be installed at a rate of 1/30' of frontage. Six shrubs shall be installed per tree. All plant sizes shall meet the requirements of RMC.

Site Furnishings

Site furnishings include mail boxes, fencing, paving and seating:

- *Designed as a coordinated system with common colors, materials and styles that reflect the existing character of the site.*

Lighting - Residential

Site lighting will provide safety along streets, and open space areas. The quality of light and the design of fixtures are important to the appearance of these areas.

No Street lights shall be provided to insure harmony with the existing West Plumb Estates Subdivision. However, low level lighting on top of a pilaster not to exceed 5 feet in height to provide security lighting at the driveway entrance to each lot may be installed.

Standards

- *Pilaster mounted lights shall be cut off directional and dome lit.*
- *Can lights shall be a part of the design of each house.*

Fences and Walls

Standards

1. Fencing in the development will include a six (6) foot tall masonry wall along the common lot lines between the commercial and residential portions of the project. No fences or walls are allowed in front yards or forward portions of side yards. Privacy fences or walls in side yards will be used to separate the private backyard from the street and shall be constructed a minimum of two feet behind the closest projection of the house to the side property line. Lot five (5) shall be the same, except the front yard fence adjacent to Marigold may extend to within five (5) feet of the property line (five (5) feet to be landscaped by the developer prior to the issuance of a Certificate of Occupancy). Wood fencing shall be used for privacy. A six (6) foot tall masonry sound wall consistent with the existing sound wall located to the South shall be installed by the developer adjacent to McCarran Boulevard at the rear property line for lots 1 – 4 *on top of a 2-3 foot high berm.*
2. Diagonal or metal fencing is not allowed.

Community Landscaping Plant List

The following is the plant list to be utilized within the project. Landscaping will be designed to require minimal water use, with energy conservation to allow for maximum sun exposure during winter months and sun screening in the summer.

Small Deciduous Trees

Eastern Redbud
Flowering Plum
Flowering Cherry
Scarlet Hawthorne
Smooth Sumac

Medium Deciduous Trees

Red Horsechestnut
Washington Hawthorne
Fruitless Mulberry
Black Locust
Bradford Pear
Bradford Pear
European Mountain Ash

Large Deciduous Trees

White Alder Hackberry
Green Ash
London Plane
Norway Maple
European Beach
Pin Oak
Scarlet Oak

Small Evergreens

Juniper sp.
English Holly

Medium Evergreen Trees

Austrian Pine
Lodgepole Pine
Japanese Red Pine

Large Evergreen Trees

White Fir
Colorado Spruce
Scotch Pine
Giant Sequoia

Deciduous Shrubs

Fernleaf Yarrow
Warminster Broom
Winged Euonymus
Barberry
Dogwood
Spirea
Mock Orange
Tamarisk
Forsythia
Quince
Lavender Cotton

Evergreen Shrubs

Grey Rabbit Brush
Bearberry Cottoneaster
Juniperus sp.
Oregon Grape
Big Sagebrush
Mugho Pine
Firethorn
Evergreen Euonymus

Ground Covers

Bearberry
Blue Fescue
St. John's Wort
Japanese Honeysuckle
Yarrow
Snow-in-summer
Dwarf Periwinkle
Creeping Thyme
Carpet Bugle
California Poppy
Virginia Creeper
Clematis
Day Lily
Fernleaf Yarrow

Notification

Standards

- If there are any changes proposed to the SPD that require a Public Hearing, the applicant shall provide a list of all property owners within 1000 feet of the exterior boundary of the property.
- The applicant, at the time of submittal for any change, shall notify the Staff of the City of Reno the additional notification is required. Any additional cost associated with the notification shall be paid by the applicant at the time of submittal of any amendment to the SPD.

Project Phasing

Standards

- Phase I shall consist of the first four residential lots.

PLUM TREE PLAZA
ARCHITECTURAL DESIGN REVIEW CHECKLIST
RESIDENTIAL

1. Describe how the architecture of the house is consistent with the text on page 5.1 with regard to required elements and features and the architectural examples illustrated in the designs standards handbook on pages 5.1A-5.1G.

2. Does the structure(s) utilize one or more of the following as discussed in the text on page 5.1 of the handbook.

Yes _____ No _____

- a. An indoor/outdoor relationship of structure to landscape using, patios, decks, porches or other yard space?
- b. A variety of pitched roofs
- c. Dormers
- d. Chimneys (were shown) which are generously proportioned to add to the structure silhouette and which are made of stone, brick masonry, wood, block or stucco?

If no, why not? _____

3. Does the structure utilize one or more of the following architectural features such as columns, brackets, railings, corbels, vents, Dutch doors, trim work and/or flower boxes as discussed in the text on page 5.1 of the handbook.

Yes _____ No _____

4. Do individual building designs address their visual and physical relationship to adjacent uses by avoiding domination of the surroundings with relative size, activity, or function?

Yes _____ (Answer must be Yes)

5. Do building forms vary in height and massing to promote visual cohesion and to establish pedestrian spaces as discussed in the text on page 5.1 of the handbook.

Yes _____ (Answer must be Yes)

6. Do entrances to buildings occur as focal points of the structure as discussed in the text on page 5.1 of the handbook.

Yes _____ No _____

If no, why not? _____

7. Are building entrances articulated with one or more of the following; covered porches or projecting steps with columns, pergolas, archways, or awnings as discussed in the text on page 5.1 of the handbook.

Yes _____ No _____

If no, why not? _____

8. Are structure surfaces articulated by one or more of the following elements: off-set building walls, windows, columns, pilasters, brackets, railings, shutters, corbels, vents, Dutch doors, color or change in material as discussed in the text on page 5.1 of the handbook.

Yes _____ (Answer must be Yes)

9. Do multiple colors applied to a single building relate to changes in form and material?

Yes _____ No _____ Not applicable

If no, why not? _____

10. Are main building colors earth tones or soft colors that blend well with other houses on Thornhill Court? Are trim accent colors consistent with the main building color? Acceptable main building and accent trim colors are listed on page 5.2 of the Handbook.

Yes _____ (Answer must be yes)

11. Are you utilizing building materials that appear on the following list which are discussed in the text on page 5.2 of the handbook.

Yes _____ (Answer must be yes)

Masonry Materials -

- Brick
- Painted brick
- Concrete block
- Stone, especially local stone

Exterior Siding -

- Horizontally or vertically applied wood boards
- Wood shingles
- Stucco
- Masonry
- Hardboard siding or shingles

Roofing -

- Wood shingles
- Clay tile or concrete
- Slate or simulated slate
- Dimensional asphalt composition shingles
(Lots 7, 8 and 9 only)

12. Are windows placed to respect privacy of adjacent property owners?

Yes _____ (Answer must be Yes)

13. Each lot is designated for one or two stories as shown on page 5.1G. Each lot will have individually tailored setbacks as shown on Tables 2 and 3 on page 5.4. Building envelopes will be established that effect the desired look by utilizing the varied front yard setbacks as shown on Tables 2 and 3 on page 5.4. The designation of building envelopes must also reflect other considerations such as: the retention of existing vegetation and other site features, protecting view sheds from the building site, protecting the view sheds of adjoining building sites, creation of usable yard space, and protection of solar access. Houses on lots designated for single story houses are allowed to be increased to two stories. Houses on Lots 1 and 2 as shown on page 5.1G shall be two stories.

APPENDIX I

OFFICE OF THE CITY CLERK
Donald J. Cook
City Clerk

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

October 11, 1994

Lewis Homes
1380 Greg Street
Sparks, NV 89431

RE: Case No. 15-95/File 1 and 2 (MDC/Plum Tree Plaza)

Dear Applicant:

At a regular meeting held October 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. Annexation of one parcel containing ± 4.15 acres, by ordinance, but not to be effective prior to November 9, 1994;
- B. A Master Plan amendment, by resolution, from Single Family Residential to Neighborhood Commercial on ± 1.15 acres, subject to conformance review by the Regional Planning Commission;
- C. A zoning map amendment, by resolution of intent, from SFR-15 (Single Family Residential) upon annexation to SPD (Specific Plan District) on ± 4.15 acres, subject to final staff approval of the design guidelines, statement of purpose and plan and incorporation into the design guidelines, the following conditions which shall be done within four months of the date of City Council approval of this project, or the tentative map and zoning map amendment shall be null and void; and
- D. A tentative map to allow for development of a 9 lot single family residential subdivision on ± 3 acres, subject to final approval of the design guidelines and applicable conditions contained therein. The final map shall become null and void should the resolution of intent on the zoning expansion as indicated in item C above. Upon approval of the design guidelines and enactment of the appropriate SPD zoning ordinance, the tentative map shall be governed by the time limits set

forth in state law with time constraints for approval of a final map beginning as of the date of City Council approval.

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes shall prevail.
2. Prior to the issuance of any building permit and storage of combustibles on the site, the applicant shall install fire hydrants with adequate fire flows for fire fighting operations to the satisfaction of Reno Fire Department staff.
3. The applicant shall comply with all applicable Washoe County District Health Department regulations.
4. Prior to the issuance of any certificate of occupancy, the applicant shall construct half-street improvements to McCarran Boulevard, a major arterial, adjacent to this property as directed by the City Engineer.
5. Driveway design and location shall be subject to the approval of the Community Development Department.
6. Prior to the issuance of any building permit for the commercial site, the applicant shall submit a plan for the installation of street lighting along Plumb Lane adjacent to this property, and shall install that street lighting prior to issuance of any certificate of occupancy.
7. The applicant shall, prior to the sale of residential lots along Thornhill Court, notify in writing those buyers of the lighting standard established for the street.
8. Prior to the issuance of any certificate of occupancy for the single family residential portion of the project, the applicant shall install "dead end" and end of street warning signs/devices on Thornhill Court, to the approval of the Community Development Department.
9. Prior to final map approval, the grading plans shall include rough grading and drainage of each lot.

10. Prior to the issuance of any certificate of occupancy, the applicant shall install access control gates at the entrance to sanitary sewer and storm drain access roads. Such gates shall conform to the standards set forth for emergency access roads.
11. Prior to Council approval of the final map, any application for a grading permit shall be reviewed and conditionally approved by the City Engineer.
12. 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.
13. Prior to Council approval of a final map, the applicant shall provide easements to the City for relocated City facilities associated with this project.
14. Sump conditions within streets shall have a paved overland concrete swale in a drainage easement to convey storm drain waters, in addition to an underground storm drain system.
15. Prior to final map approval, an on-site lot grading plan shall be submitted to and approved by the Community Development Department and the Engineering Division. Said plan shall include detailed plans for grading and drainage on each lot and erosion control.
16. Prior to Council approval of any final map, the applicant shall submit a sewerage report to the approval of the City Engineer.
17. Prior to the approval of any final map (for each unit), the applicant shall provide plans for the disposition of the 100-year storm waters from the site to either a major drainage facility or a public drainage facility, including any necessary easements.
18. Prior to Council approval of a final map, the applicant shall pay to the City of Reno the required pro-rata share for the Lawton/Verdi sanitary sewer.
19. Prior to Council approval of any final map, the applicant shall have plans approved and bond and secure all public improvements associated with the tentative map and construct same, prior to any certificate of occupancy.

20. Prior to Council approval of any final map, the applicant shall identify, design, obtain plan approval and bond and secure all off-site improvements deemed necessary by staff and construct same, prior to any certificate of occupancy.
21. Prior to Council approval of any final map, the applicant shall comply with preliminary Plumb Lane plans developed by RTC.
22. Prior to the issuance of any certificate of occupancy, the applicant shall construct a five foot sidewalk on Plumb Lane, adjacent to this property to City standards.
23. Prior to the issuance of any certificate of occupancy, the applicant shall construct a handicap ramp at the southeast corner of Plumb Lane and McCarran, adjacent to this property.
24. Prior to the issuance of any certificate of occupancy, the applicant shall construct half-street improvements to Plumb Lane, a minor arterial, adjacent to this property as directed by the City Engineer.
25. Prior to the issuance of any building permit, the applicant shall have approved plans for the disposition of storm waters generated on-site up to and including a 100 year frequency storm, including any necessary easements; or provide for an on-site engineered retention system designed to contain the storm waters.
26. Prior to the issuance of any permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titled "Inspection, Testing and Verification" and "Quality Assurance Program".
27. The final map shall be recorded in one phase.
28. The applicant shall provide a list of uses and parking demand with each application for a business license to ensure that adequate parking is provided within the office/commercial portion of the project, to the satisfaction of City staff.

Lewis Homes
Case No. 15-95/File 1 and 2 (MDC/Plum Tree Plaza)
October 11, 1994
Page 5

Modifications to the design guidelines:

Under offices: Delete - Professional offices and add - medical offices or other similar professional offices.

Under Prohibited Neighborhood Commercial Uses: Add - No sales of alcoholic beverages.

Under Plum Tree Plaza Design Standards:

Add - no flat roofs shall be permitted.

Add - Height of the office commercial development shall be limited to the height of the building directly west of the site across McCarran Boulevard within Caughlin Ranch.

Add - occupancy limited to ground floor only.

Add Maximum commercial occupancy 70%; minimum office occupancy 30%.

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
Reno Fire Department
District Health Department
Regional Transportation Commission
MDC
Joe Murin, Mountain West

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

BILL NO. 5863

ORDINANCE NO. 5332

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.06.201B.465, BY AMENDING ORDINANCE NO. 4481 TO CHANGE THE TEXT IN THE SPD HANDBOOK BY MODIFYING THE RESIDENTIAL STANDARDS RELATED TO BUILDING HEIGHT, ARCHITECTURE, HOUSE SIZE, ROOFING MATERIALS, HOUSE COLOR AND THE RESIDENTIAL CHECKLIST ON A ±4.15 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE WEST PLUMB LANE/MCCARRAN BOULEVARD INTERSECTION IN AN SPD (SPECIFIC PLAN DISTRICT) ZONE; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.06 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.06.201(b).465 relating to a ±4.15 acre site located on the southeast corner of the West Plumb Lane/McCarran Boulevard intersection and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 4481 to change the text in the SPD handbook by modifying the residential standards related to building height, architecture, house size, roofing materials, house color and the residential checklist, as described in Exhibit B, the same to read as follows:

Sec. 18.06.201(b).465. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. 15-95/File 2, thereby changing the use of land indicated therein, relating to a ±4.15 acre site located on the southeast corner of the West Plumb Lane/McCarran Boulevard intersection, and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 4481 to change the text in the SPD handbook by modifying the residential standards related to building height, architecture, house size, roofing materials, house color and the residential checklist, as described in Exhibit B.

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

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

PASSED AND ADOPTED this 23rd day of April, 2002, by the following vote of the Council:

AYES: Hascheff, Rigdon, Harsh, Sferrazza, Doyle, Aiazzi, Griffin

NAYS: None

ABSTAIN: None ABSENT: None

APPROVED this 23rd day of April, 2002.



MAYOR OF THE CITY OF RENO

ATTEST:



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

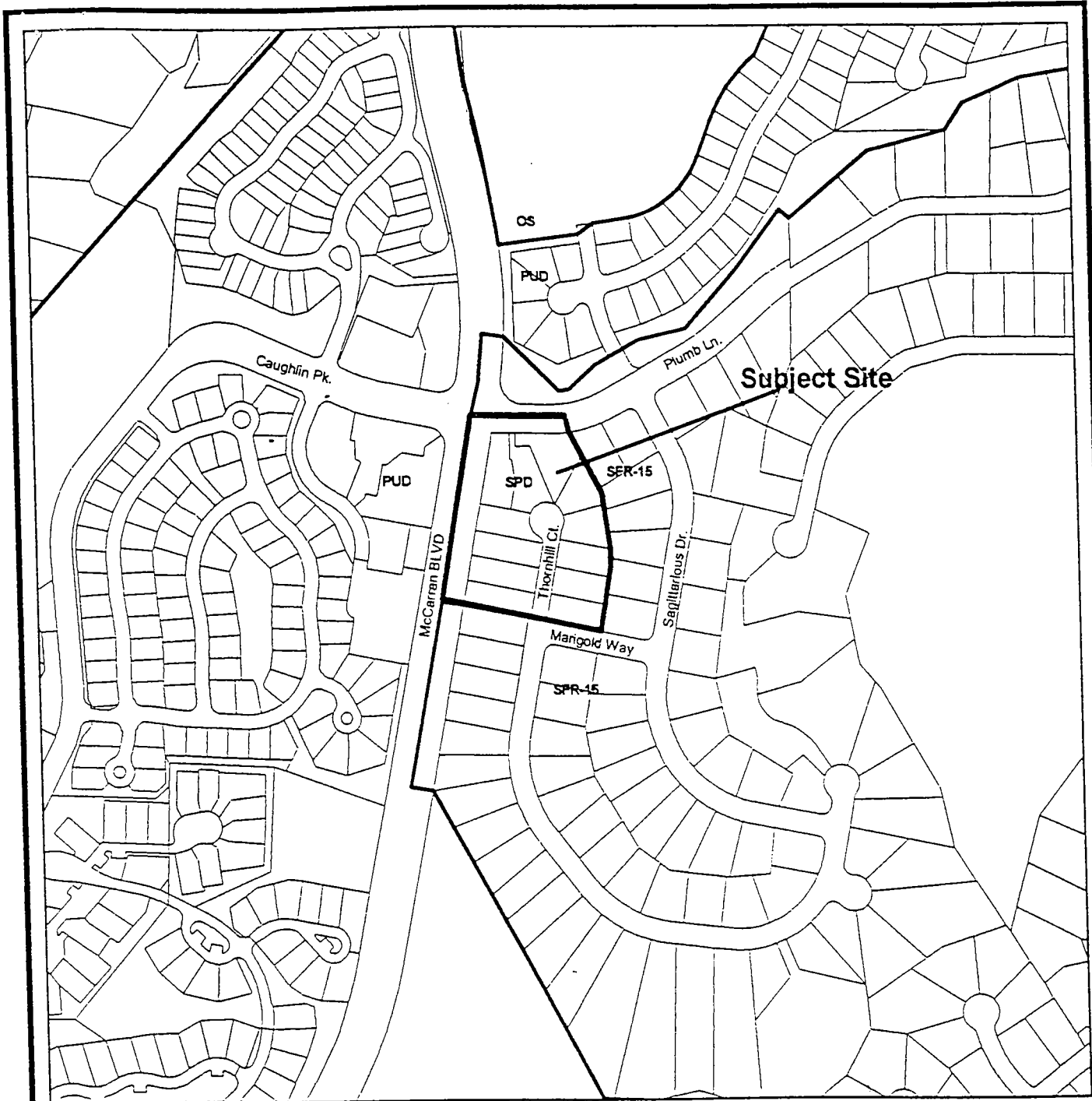
EFFECTIVE DATE: April 26, 2002

EXHIBIT "A"

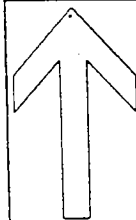
LEGAL DESCRIPTION

All that certain property located in Reno, Washoe County, Nevada, Section 21, T19N, R19E, more particularly described as Lots 1-10 of Plum Tree Plaza as shown on the official plat recorded in the office of the Washoe County Recorder on November 30, 1995, as Tract Map 3205.

PLUM TREE
PLAZA



15-95/File 2 (Plumb Tree Plaza - SPD Residential Standards Amendments)



100 0 100 200 300 Feet

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

Map Produced: March 18, 2002



Community Development Department

460 Sinclear Street
P.O. Box 1900
Reno, NV 89505

Phone: 334-2063
Fax: 334-2043
www.cityofreno.com

J:\3\A\GIS_data\Proj\crf\am1\Thornhill