

Manzanita Pass

Luxury Apartment Homes

Amended SPD

to the

City of Reno

prepared for:

Lakemont Homes
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With:

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Approved on May 14, 1996
Amended on January 12, 1999

SUPERSEDES ALL OTHERS

Ⓟ 3/23/99

When Recorded Return to:
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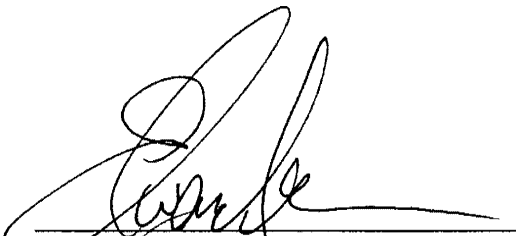
NOTICE OF DESIGN GUIDELINES FOR MANZANITA PASS

SPECIFIC PLAN DISTRICT

(SECOND REVISION - JANUARY 1999)

Notice is hereby given that the specific plan district guidelines for Manzanita Pass entitled "Manzanita Pass Amended SPD", has been approved December 8, 1998. A copy of the guidelines is attached hereto and incorporated herein.

Dated this ____ Day of _____, 1998

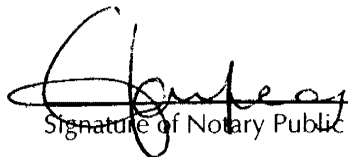


Ed Johanson, President
Lakemont Homes

~~XXXXXXXXXX~~)
~~State of Nevada~~)
State of California)
~~XXXXXXXXXX~~)
~~County of Washoe~~)
County of Placer)

On this 19 Day of February, 1999, personally appeared before me a Notary Public, Ed Johanson, known to me (or proved) to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the instrument.

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



(Seal)
Signature of Notary Public



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City Clerk's Letter dated December 9, 1998
 Resolution of Intent 5112

Project Description

Location

The SPD project site consists of 22.34 acres of land intended for multi-family use. It is located on the west side of Robb Drive -- northwest of McQueen High School. Overlook Subdivision, a 155 detached single family small lot subdivision, replaces the southern portion of the Manzanita Pass apartments. The property surrounding the development site is largely undeveloped, in fact, development only exists to the southeast of the property where there are two research and development facilities and McQueen High School. The surrounding City zoning and McQueen development area land use are as follows: North, IB (Industrial Business)/City of Reno Park Site; East, IB and LLR-1 (Large Lot Residential 1-unit per acre)/Single Family; South, IB and MF-14/Research and Development; and West, LLR-1/Open Space.

Background

A master plan amendment (case no. 85- 93/File 6) was submitted to the City of Reno on October 1, 1994 and approved by the City Council on March 28, 1995. This application requested an amendment to the McQueen Area Development Plan for two portions of the 66± acre holding (APN's 039-151-44 and 45). 34.75± acres were changed from Research and Development to Residential ≤14.52 du/ac, and 7.26 acres changed from Residential ≤14.52 du/ac to Research and Development.

Applications

A special use permit and zone change were requested of the City of Reno in November 1994 to accommodate the development of a 480-unit luxury apartment complex on the above described 34.75± acres. The special use permit request was made for two reasons: (1) The project will consist of more than 80 units; and (2) project grading will produce fills of 10 feet or more. The application for 480 apartments in two phases with fills greater than 10 feet, on 34.75 acres was approved on March 28, 1995. This amendment request removes the second phase of the project from the SPD which involves 12.41 acres that will be developed as a single family subdivision.

The zone change was requested to allow a conversion of 34.75 acres from the existing IB (Industrial Business) zoning to SPD (Specific Plan District). This change will enable the moderately sloped site to develop utilizing clustering techniques with several benefits. First, views will be preserved for as many future residents as possible. Second, mitigation can occur for some of the grading concerns that could develop with construction on this site in a less focused development scenario. Finally, open space on-site can be maintained as much as possible.

A second zone change request was made to allow for the conversion of 12.98 acres from MF-14 (Multi-Family) to (IB) Industrial Business Park. Both zoning map amendments from IB to SPD for 34.75 acres and from MF-14 to IB for 12.98 acres, were approved by City Council by Resolution of Intent subject to conditions on April 11, 1995.

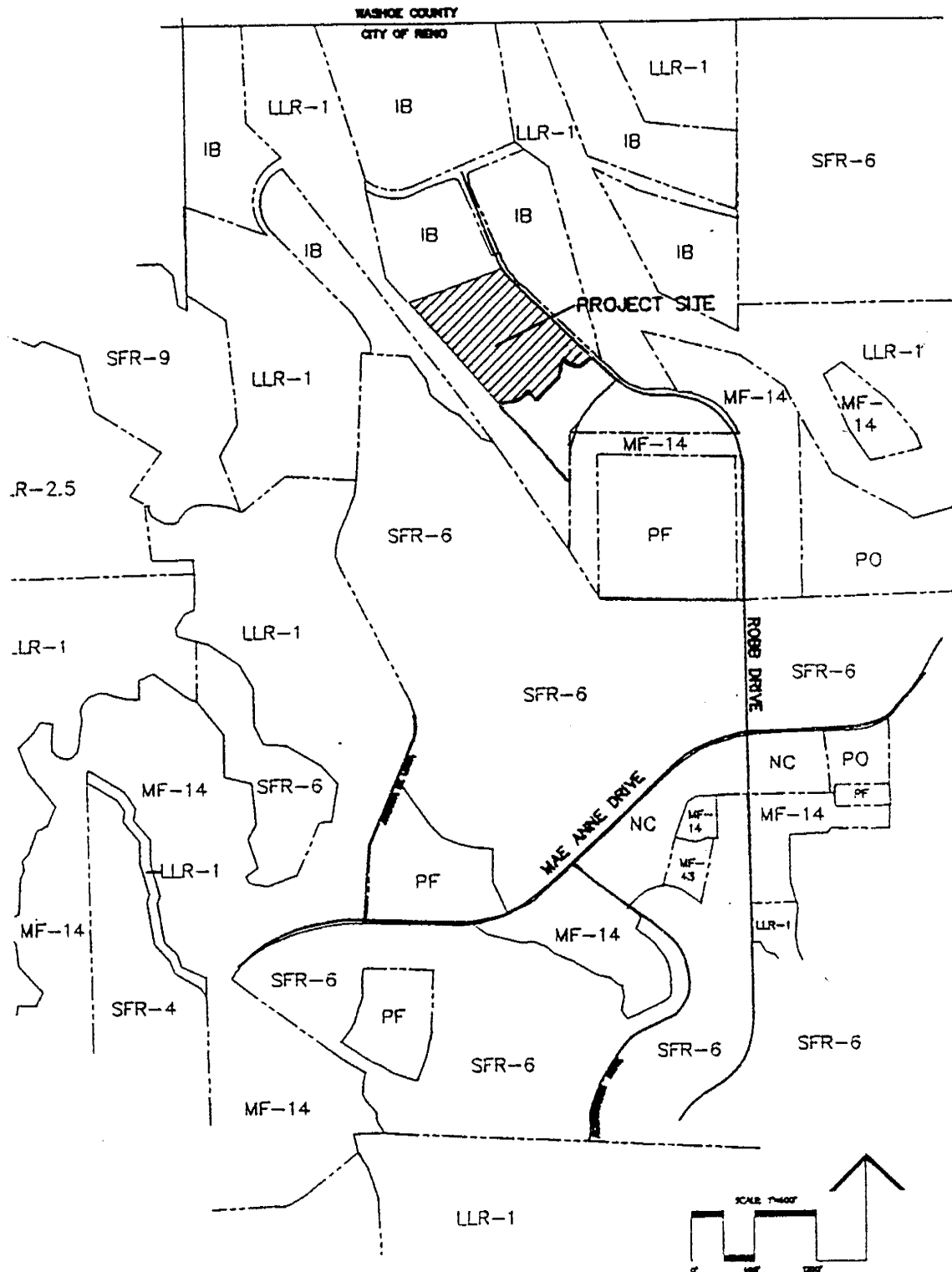
Project Description

Incorporated into this 324-unit, view oriented project will be recreational amenities at the proposed clubhouse locations as well as a private jogging path meandering through the development. Significant open space/recreational opportunities exist to the west of the property and a City park is planned on 25 acres of land directly north of the project site. Parking and landscaping will be provided that meet or exceed City of Reno standards for a project of this type.

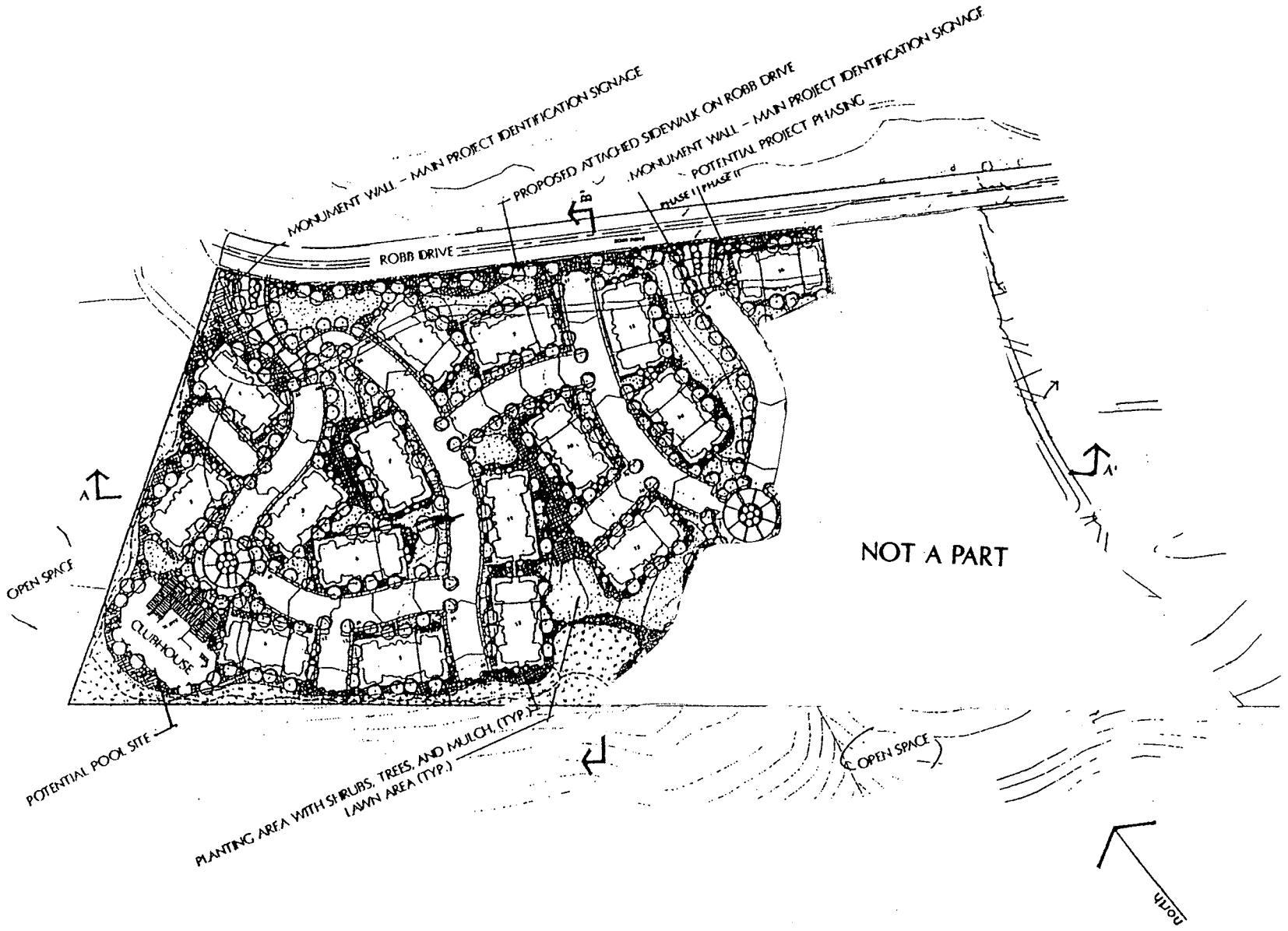
Development Statistics

Total Site Area	22.34 ± acres	
Structures		
Total Units Proposed	324 units	
Total Project Density	14.50± du/ac	
Building Area	311,000± s.f. 7.2± acres (32±%)*	
Landscaping		
Total Landscape Area Required	194,626± s.f. 4.47± ac (20% of site area)	
Total Landscape Area Provided	418,500± s.f. 9.6± ac (43±% of site area)	
Number of Trees Required	649 trees	
Number of Trees Provided	649+ trees	
Parking		
Total Circulation and Parking Area	244,000± s.f. 5.6± ac (25±%)**	
Total Parking Required	614 spaces	
1 Bedroom Units	132 units @ 1.5/du	198 spaces
2 Bedroom Units	192 units @ 2/du	384 spaces
Guest Parking	324 units @ 1/10 du's	32 spaces
Total Parking Provided****	614± spaces	
Open Spaces	229± spaces	
Garage Spaces	60± spaces	
Carpools	325± spaces	
Handicap Spaces Required	2% of 614 spaces required	12 spaces
Handicap Spaces Provided	19 spaces***	

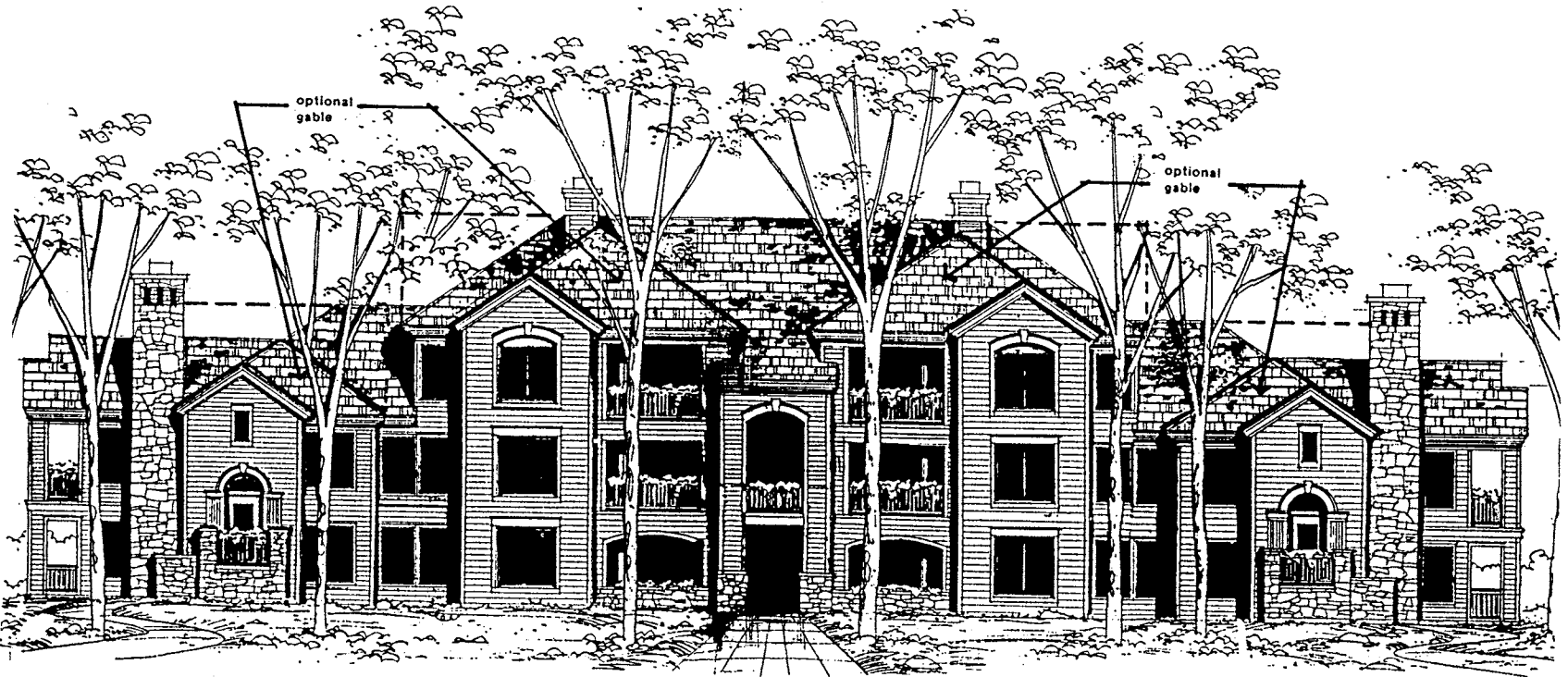
- Notes:**
- * Building space area includes proposed pools and pool decks. Also includes club houses and 11,200± s.f. building pads for each of the 16 buildings
 - ** Includes sidewalk area adjacent to parking.
 - *** Handicap spaces to be located with building permit/final plan submittal
 - **** All required parking spaces shall be made available to project residents without a premium being charged. This will ensure that the number of usable spaces will not fall below the required 614 spaces. No garages may be used for storage if the storage makes that space unusable for parking.



1. Location Map



2. Illustrative Site/Preliminary Landscape Plan



01/25/04

KAUFMAN
MOCKS INC

3. Typical Building Elevation

Specific Plan District

Statement of Purpose and Plan

The purpose of the Specific Plan District (SPD) zone for Manzanita Pass is to custom-tailor a multi-family residential land use district for this property and its setting. The design and configuration of the project are arranged "to constitute a single functionally integrated entity."

The SPD zone specifically provides the following:

- The judicious use of three-story buildings and building elements to provide more open space in the project.
- The careful consideration of the relationship of the project to the natural drainageway/ aesthetically-sensitive slope area that lies along the westerly boundary of Manzanita Pass.
- Assurance that Manzanita Pass residents will not have views from their homes that are unduly intrusive into the rear yards of the adjacent single family use planned to the west, and that the view of the project from the west is not out of scale or character with the area.
- Assurance that the multi-family housing is of a character and quality that enhances the area.

Land use is limited to multi-family residential use at a maximum density of 14.52 units per acre.

Permitted uses are multi-family dwellings and accessory uses incidental to multi-family dwelling like rental offices and community and recreational facilities.

Standards

Yards/Building Setbacks

Required setbacks for Manzanita Pass include the following:

- Setbacks between buildings - A minimum 20 foot setback is required between all buildings.
- Setbacks from drainageway to the west - A minimum 35 foot setback is required between all buildings and existing drainageway to the west.
- Setbacks from Robb Drive and proposed park site\open space - A minimum 30 foot setback is required between all buildings and the properties to the north and east (proposed park site\open space and Robb Drive).
- Setbacks of buildings from the ridge (where the slope uniformly exceeds a 15% gradient) - A minimum 15 foot setback is required from the ridge, see figure 8, page 14 for setback line location. Final determination of setback line to ridge is to be made in the field.

Architectural Features

Designed in a style characteristic of old Reno, Manzanita Pass incorporates stone, siding and high definition shingles in the architecture. The siding is to be constructed with either wood or fiber cement exterior siding. Building trim is to be constructed of wood. The color of the structures is to consist of earth tones to provide a blend with the surrounding natural environment. Roof material will consist of composition roof material with a 25 year warranty. Acceptable colors include shades of grey, tan and brown; to the approval of city staff.

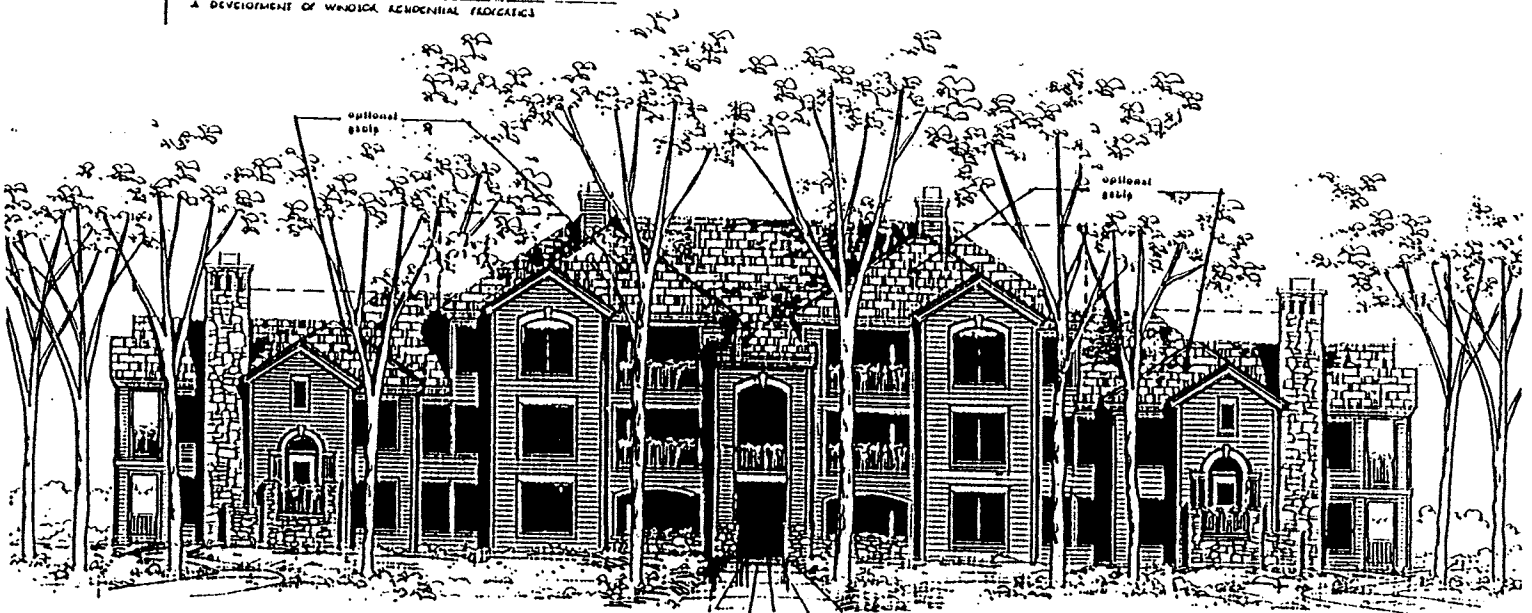


INSPIRE
ARCHITECTURE

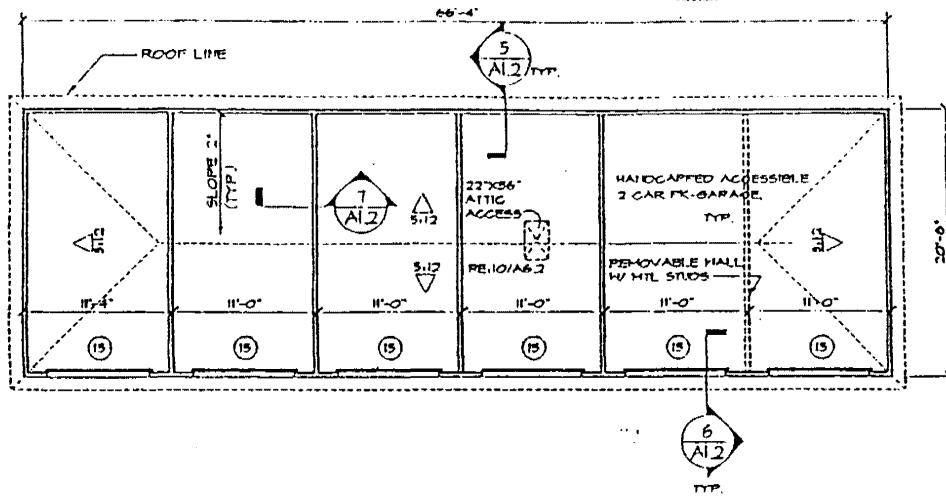
4. Elevations: 2 Story Building

MANZANITA LUXURY APARTMENT HOMES

A DEVELOPMENT OF WINNICK ARCHITECTURAL PRACTICES



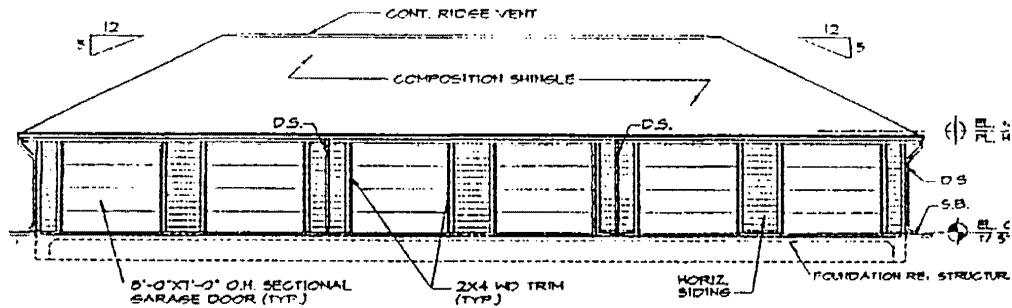
WINNICK ARCHITECTURAL PRACTICES



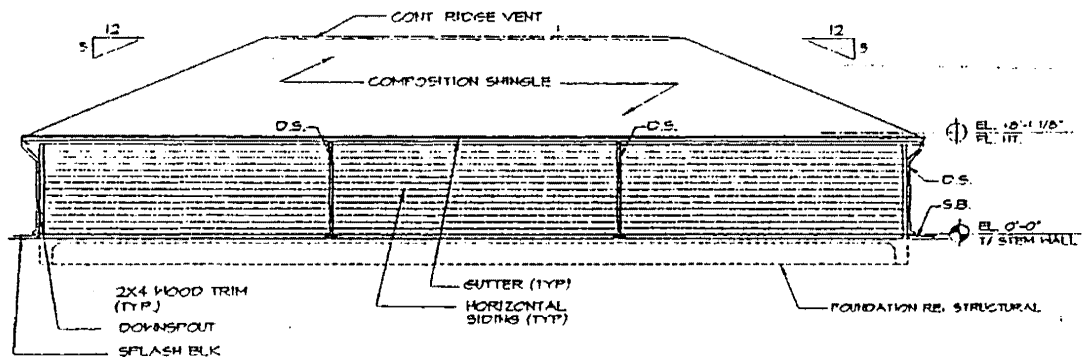
1 GARAGE FLOOR PLAN
1/8"=1'-0"

NOTE: IF HANDICAPPED RESIDENT OCCUPIES SPACE, REMAINING SPACE CAN NOT BE LEASED.

PROVIDE KEYPAD WITH EA. GARAGE DOOR COORDINATE WITH OWNER

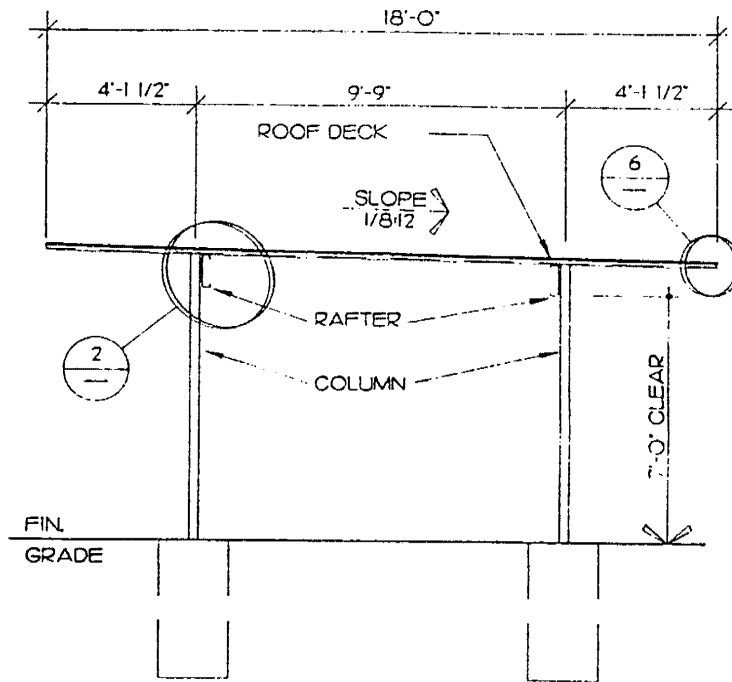


2 FRONT ELEVATION
1/8"=1'-0"

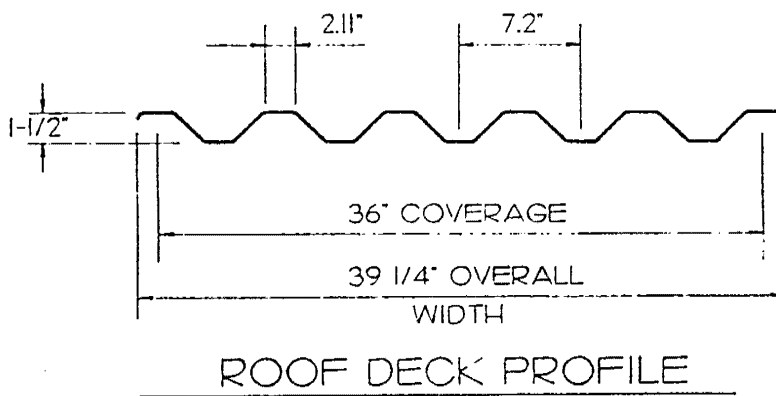


3 REAR ELEVATION
1/8"=1'-0"

6. Elevations: Typical Garage Structure

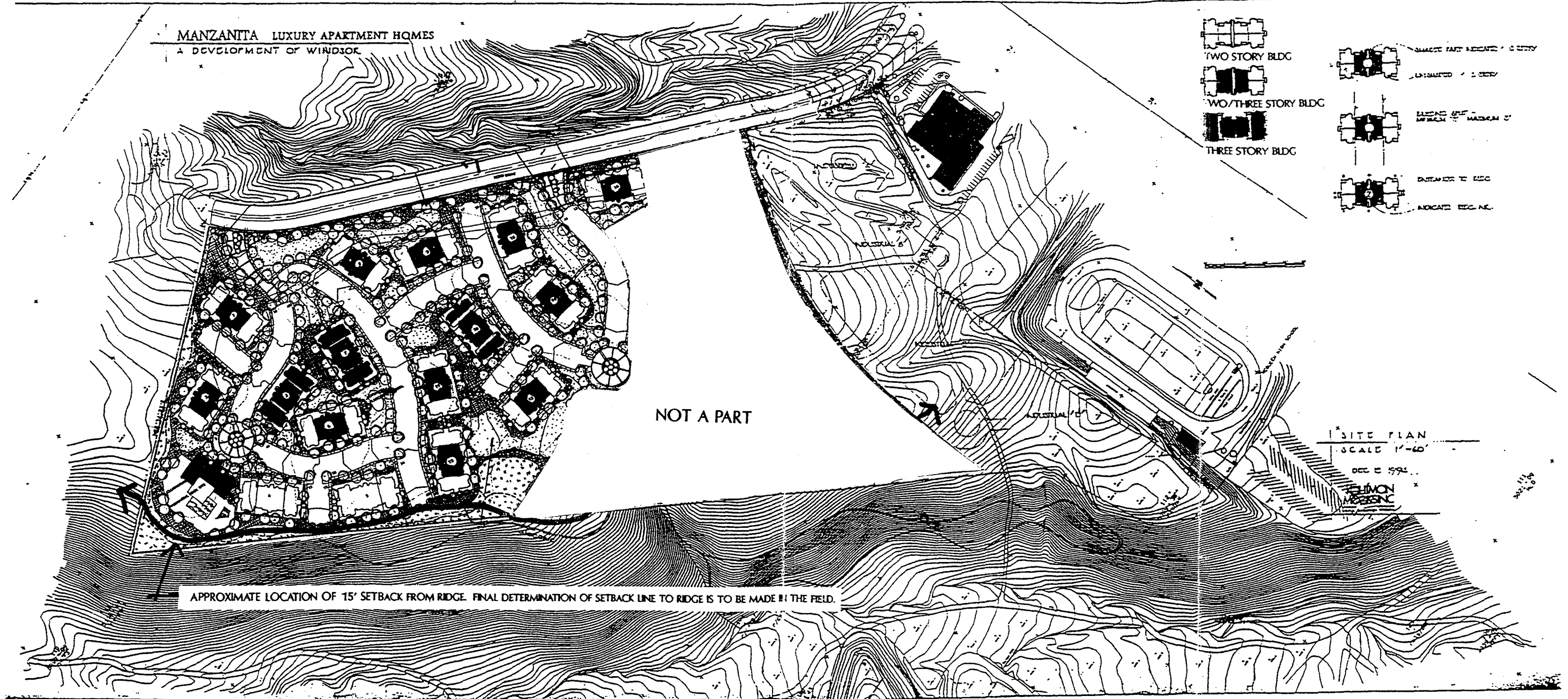


SECTION THRU CANOPY
NOT TO SCALE



*Color of Carport will be compatible with primary structures

7. Elevations: Typical Carport Structure



8. Building Height (Story) Plan

The style is very symmetrical with a design incorporating three-stories in the middle of most buildings and two-stories at the ends of most buildings. See figure 8 - Building Height Plan. Each of the end units has direct access from grade which allows for a single family effect. Proposed garages will utilize similar architectural design. The color of the garage structures will consist of earth tones so as to provide a significant "fit" into the surrounding high desert environment. See figures 6 & 7, pages 12 and 13 for typical garage and carport elevations.

Lighting

Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom cover. Lighting shall be installed as set forth in City of Reno Code. A photometric plan shall be submitted with each building permit in order to check minimum required on-site lighting levels and to ensure lighting spillage is contained on site.

Mechanical Equipment Screening

All mechanical equipment, such as but not limited to air conditioners and heating units, shall be screened from view of streets and residential areas at all times. This section shall apply to mechanical equipment located on rooftops, at ground level and at any other position upon the structure. Such screening shall be architecturally compatible with the structure. Window mounted air conditioners/heaters in non-residential buildings shall be considered screened if such equipment consists of a color and material which blend with the rest of the structure and if such equipment does not extend greater than six (6) inches beyond the plane of the building.

Signs

Main Identification Signs: Project entry signs will be constructed as either wing wall or monument signs, located at the project entrances off of Robb Drive, and will be incorporated within landscape areas to present a positive image to residents and passers-by. If wing wall signs are used, the signs will be limited to one per entrance off of Robb Drive to provide identification and directional information to vehicular traffic. Wing wall signs are not to exceed 24 square feet per sign face. If monument signs are used, one two faced sign per entrance off Robb Drive will be allowed. Monument entrance signs will not exceed 24 square feet of identification per face. The sign base is to be incorporated into the entry design/landscaping through the use of wood, rock or other similar type materials. The sign face may be constructed of the following materials: steel, aluminum, bronze, brass, wood or masonry. Sign lettering may be constructed of the following materials: steel, aluminum, bronze, brass or wood. Project entry signs may be illuminated using indirect lighting fixtures, that are screened from view by vegetation, or backlighting. Lighting will not cast unwanted glare onto adjacent properties, walkways or roadways. All other signs, such as directional, information and road safety signs, will meet City of Reno Standards and other applicable requirements. See figures 9 & 10, pages 16 and 17 for sign character & sign locations.

Vehicular/Pedestrian Circulation & Access

Vehicular and pedestrian circulation will be consistent with the sketch plan presented in figure 11 -Circulation Plan, The various pedestrian circulation elements include the following:

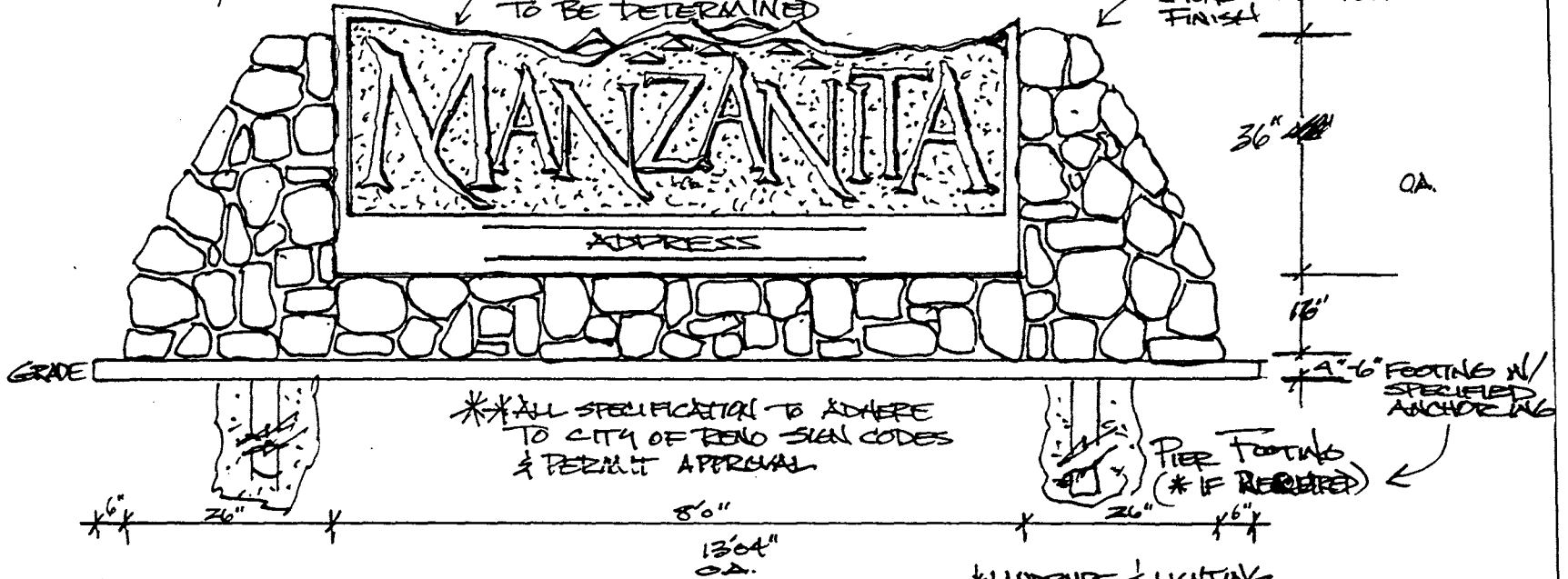
- A 5 foot sidewalk or a meandering walkway within an easement will be constructed along Robb Drive adjacent to this property, to meet City standards.
- A 5' decomposed granite (DG) public trail will be constructed along the bottom of the drainage way to the west of the project (off site in the adjacent drainage way offered for dedication to the City of Reno).
- A 3' private/non-ADA standard DG connector path between the central recreation/pool facility in the multi-family parcel connecting to the drainageway trail.

MAIN I.D. (ISLAND/WINEWALL)

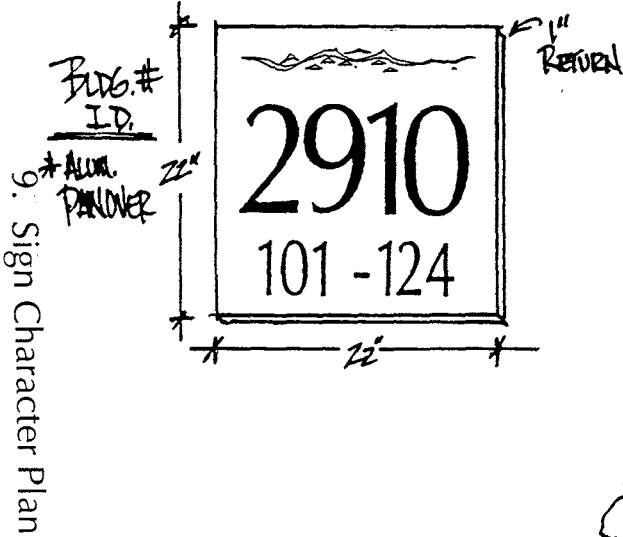
* COLORS TO COORDINATE W/ OVERALL SCHEME

MATERIAL OF COPY PANEL TO BE DETERMINED

STONE TO MATCH SITE FINISH

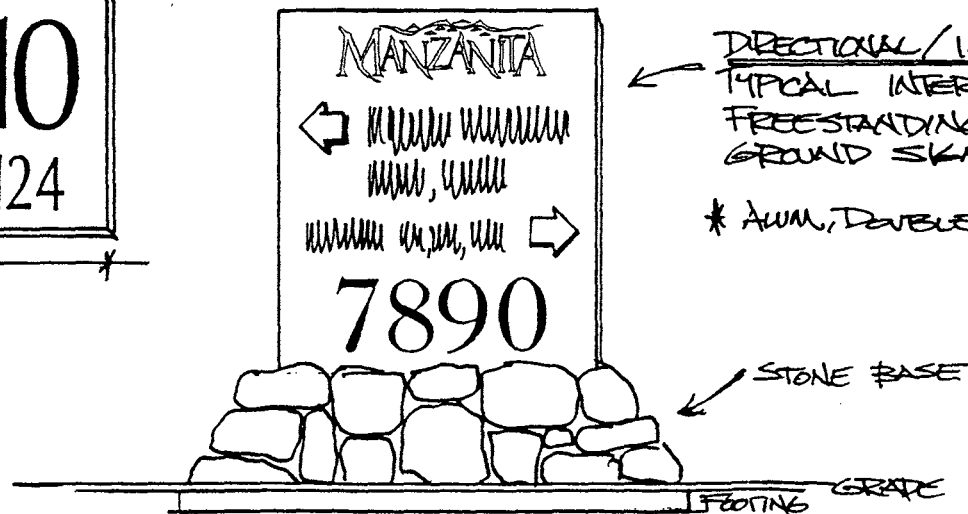


* LANDSCAPE & LIGHTING TO BE SUBMITTED OPEN FINAL PLAN APPROVAL



DIRECTIONAL / I.D. / LOCATOR TYPICAL INTERIOR FREESTANDING GROUND SIGNS.

* ALUM. DOUBLE PANELS



MANZANITA PASS

MANZANITA APARTMENTS


SIGNAGE LOCATOR









• A FINAL DESIGN/FABRICATION •
• INSTALLATION & SPECIFICATION
PACKAGE TO BE SUBMITTED
WHEN PLANS ARE FINALIZED

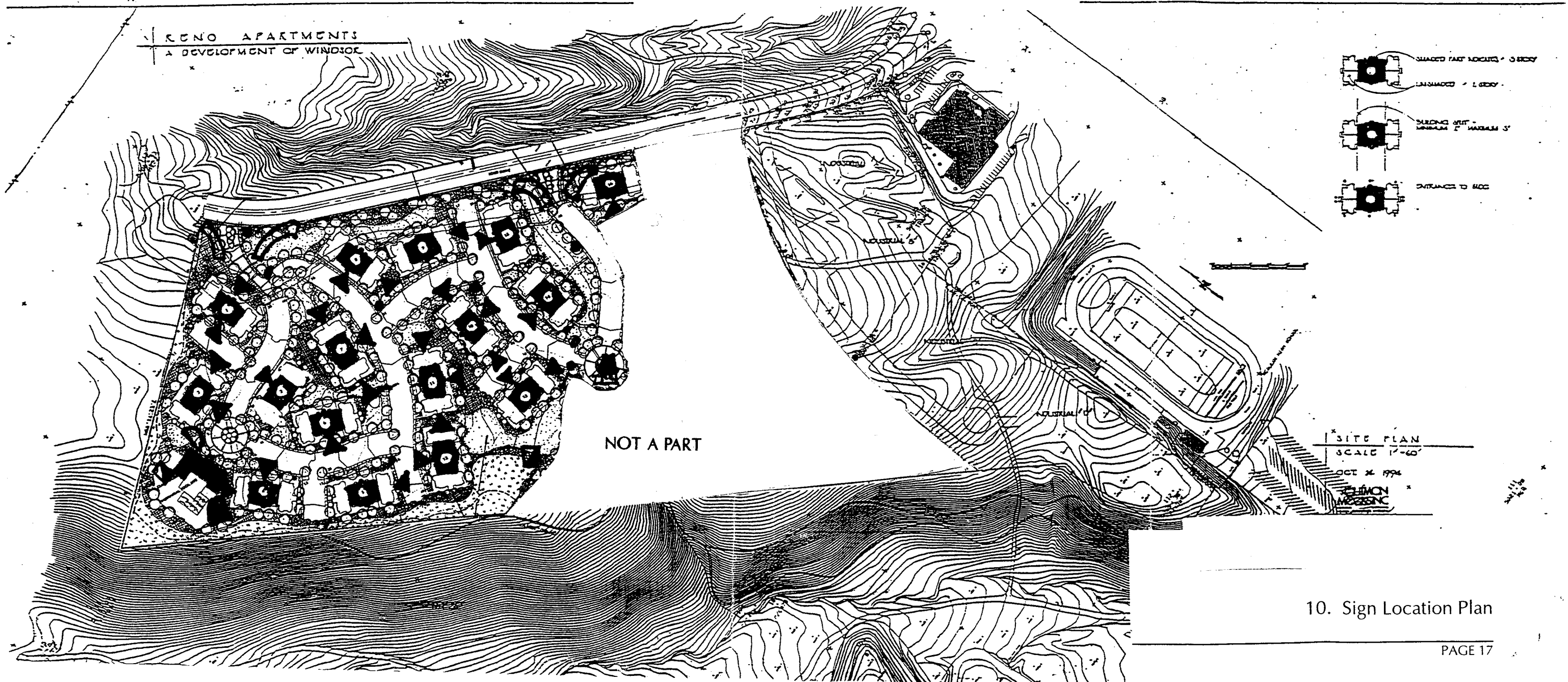
TEMPORARY SIGNAGE

- A. CONSTRUCTION (NEAR JOB TRAILER)
- B. DEVELOPMENT PROJECT SIGN (SUBMITTED AT THAT TIME)

NOTES:

1.  HANDICAPPED (VAN ACCESS)
AS REQUIRED & DESIGNATED ON "P&Z" FINAL
2. ALL SIGNAGE TO MEET CITY OF RENO
SIGN CODES & ORDINANCES WITH
APPROPRIATE PERMITS GRANTED
3. BUILDING NUMBERS TO BE INSTALLED
TO FIRE MARSHAL'S SPECS & APPROVAL
4. ENTRY LIGHTING (TO BE DETERMINED BY OTHERS)

-  MAIN I.D./SECONDARY I.D. WING WALL (FREESTANDING)
-  BUILDING I.D. (ADDRESS, NO. & UNIT SPREAD)
-  INTERIOR TRAFFIC/BUILDING DIRECTIONALS
-  INFO. CENTER/REC. CENTER I.D. & ADDRESS
-  STOP SIGNS (11)
-  SITE PLAN LOCATOR (2)
-  INTERIOR I.D./HOURS/POLICIES PACKAGE
-  POOL POLICIES/WARNING NO LIFEGUARD/SPA POLICIES



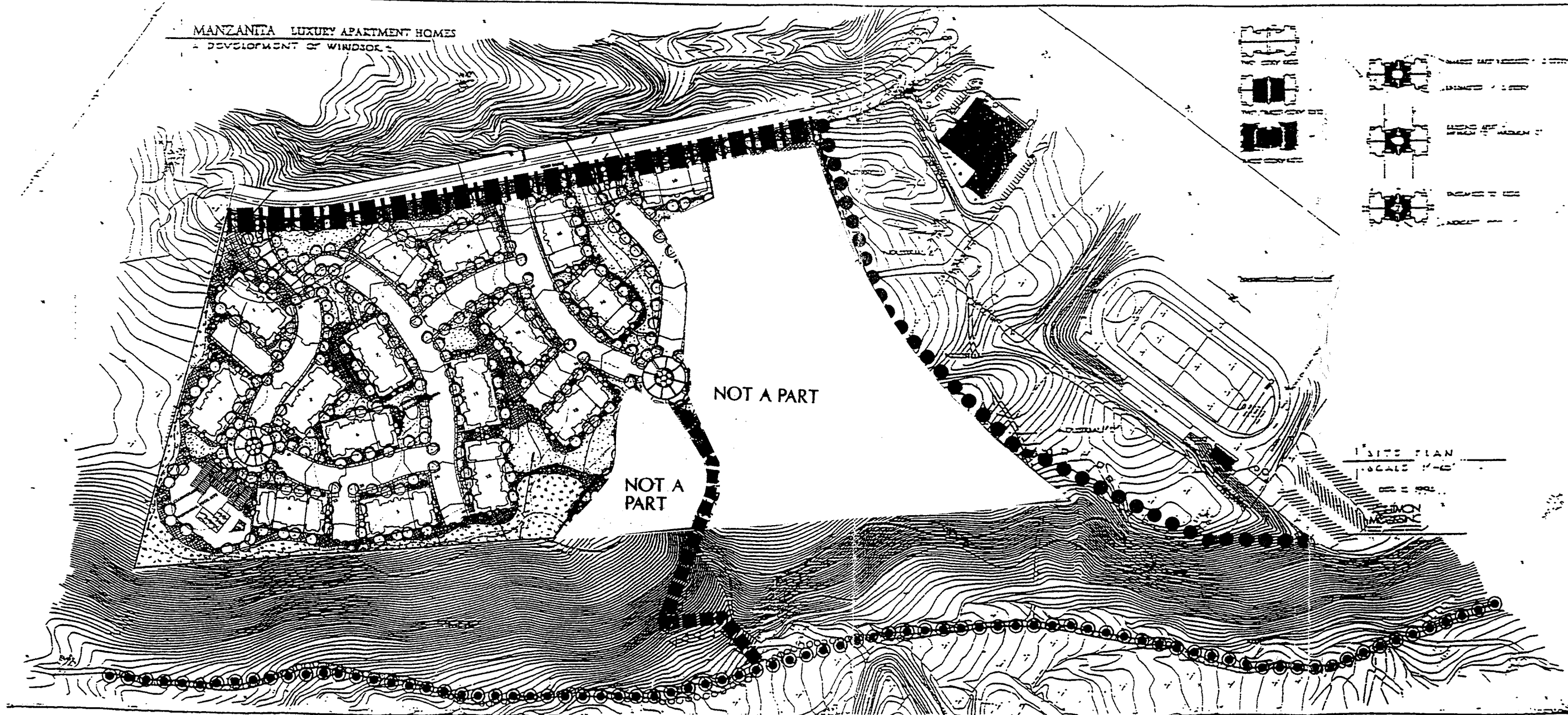
10. Sign Location Plan

||||| 5' SIDEWALK IN R/W

○○○○○○○○○○○○○○ 5' D.G. PUBLIC TRAIL

●●●●●●●●●● 5' TEMPORARY/RELOCATABLE D.G. TRAIL

■■■■■■■■■■■■■■ 3' PRIVATE/NON-ADA STANDARD D.G. CONNECTOR PATH



Parking

Parking shall be provided per City of Reno Code -- Parking and Loading (18.06.340). See table on page 5. Parking will be prohibited by the City of Reno along Robb Drive adjacent to the property.

Buffering

The adjacent land uses located to the north and south are such that buffering is not required -- a park/sports complex planned to the north, and the Overlook Subdivision to the south. The setback and building height standards "protect" adjacent single family uses.

Per City Council condition 3 of the April 19, 1995 City Clerk's letter, buffering will be provided along Robb Drive. See figures 12, 14, & 15. This shall consist of a wall at the top of the slope or a berm at least 2 to 3 feet high planted with trees at 15 - 20 foot intervals. Per City Council condition 4 of the April 19, 1995 City Clerk's letter, buffering will also be provided in the form of landscaping adjacent to the western slope of the property consisting of a combination of more mature evergreen and deciduous trees. See figure 13 West Property Edge Buffer Treatment page 21.

Landscaping

Landscape requirements per City of Reno Code for Manzanita Pass consist of 194,626± s.f. (4.47± ac) landscape area and 649 trees. Provided within the Illustrative Site/Landscape Plan is 418,500± s.f. (9.6± ac) and 649 trees. The landscape area provided represents a roughly 23±% improvement over the code requirement.

Proposed landscaping consists of several treatments. Turf will be used on slopes 4:1 and flatter where it can provide community benefit for general play activities and to accent major entries. Landscaped beds consisting of shrubs, trees, limited ground covers and mulches will be used primarily near buildings where privacy can be achieved for individual dwelling units and where color and shade for structures can be appreciated by residents.

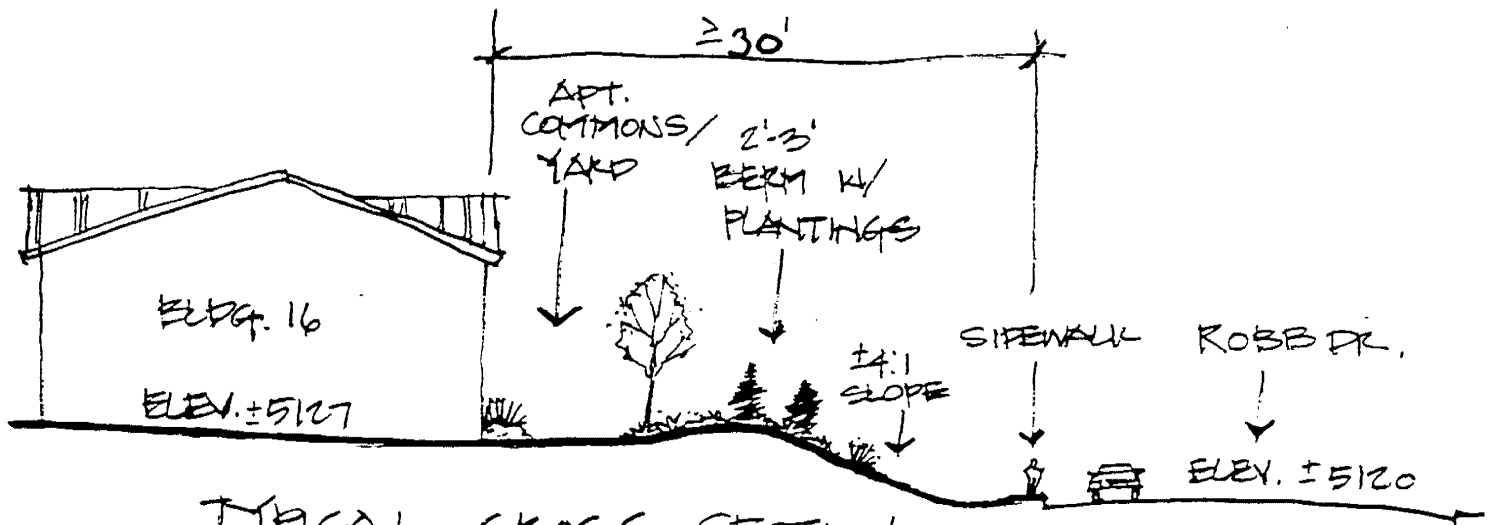
Slopes over 3:1 will be stabilized either with limited rip-rap or with landscaping where slopes will be hydro-mulched with a wildflower, grass and spreading shrub seed mix. Slopes may also contain pockets of containerized spreading shrubs and trees.

Undisturbed open space will occur generally in the area near the adjacent drainageway along the west and northwest property line. This provides a smooth transition from the higher activity areas and intensive landscape to the less intensive native landscape nearby.

Large deciduous trees will be placed to provide shade for parking lots and structures. Evergreen trees will be used to provide privacy, screening and windbreaks. Ornamental trees will be used to provide colorful accents at entries and intensive use areas. Trees in turf areas will be surrounded with a 4 foot diameter mulched area to prevent mechanical damage from mowers.

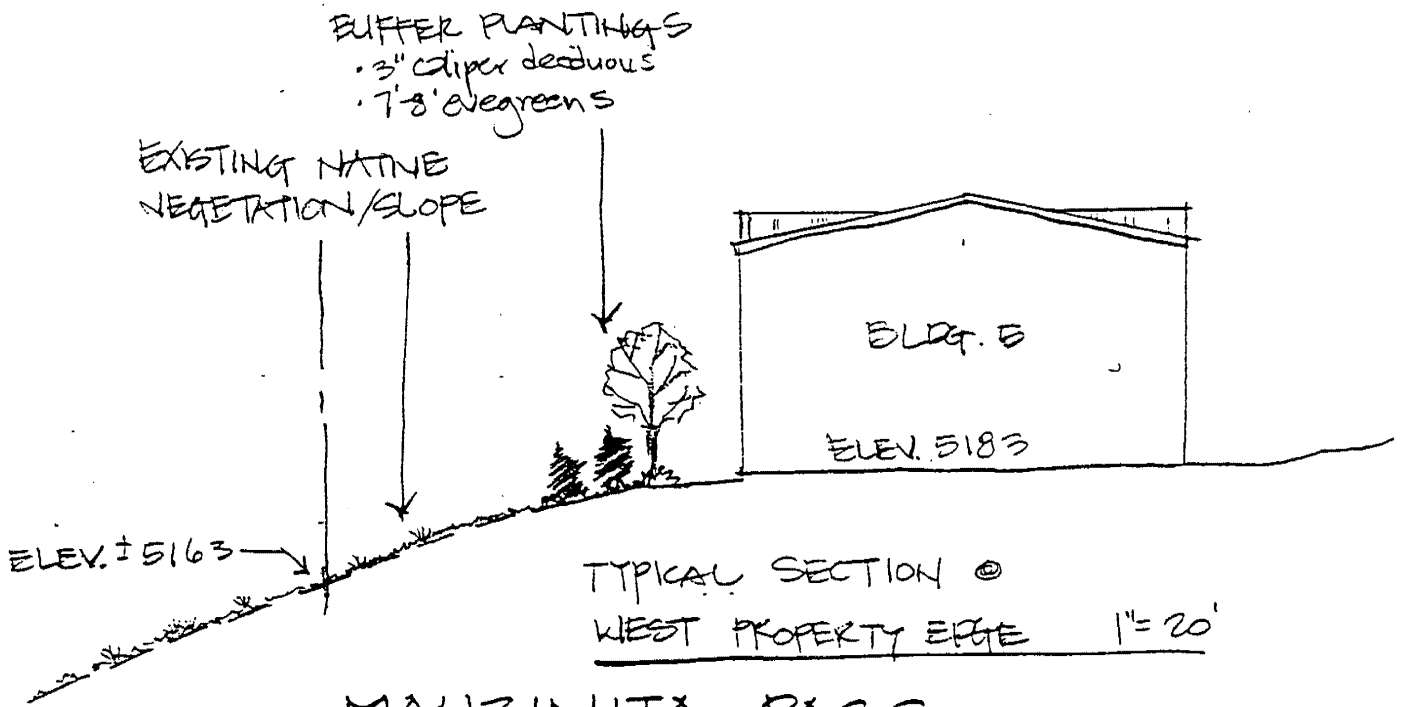
Landscaped areas will be developed in zones; grouping plants with similar watering requirements together. Drought resistant plant material will be favored for the majority of the planted areas with more water consumptive material used in accent areas such as around entries and the clubhouse/pool areas. All newly landscaped areas will be irrigated.

Figure 2 page 7 - Illustrative/Preliminary Landscape Plan presents the landscape concept for Manzanita Pass. Landscaped areas are as follows:



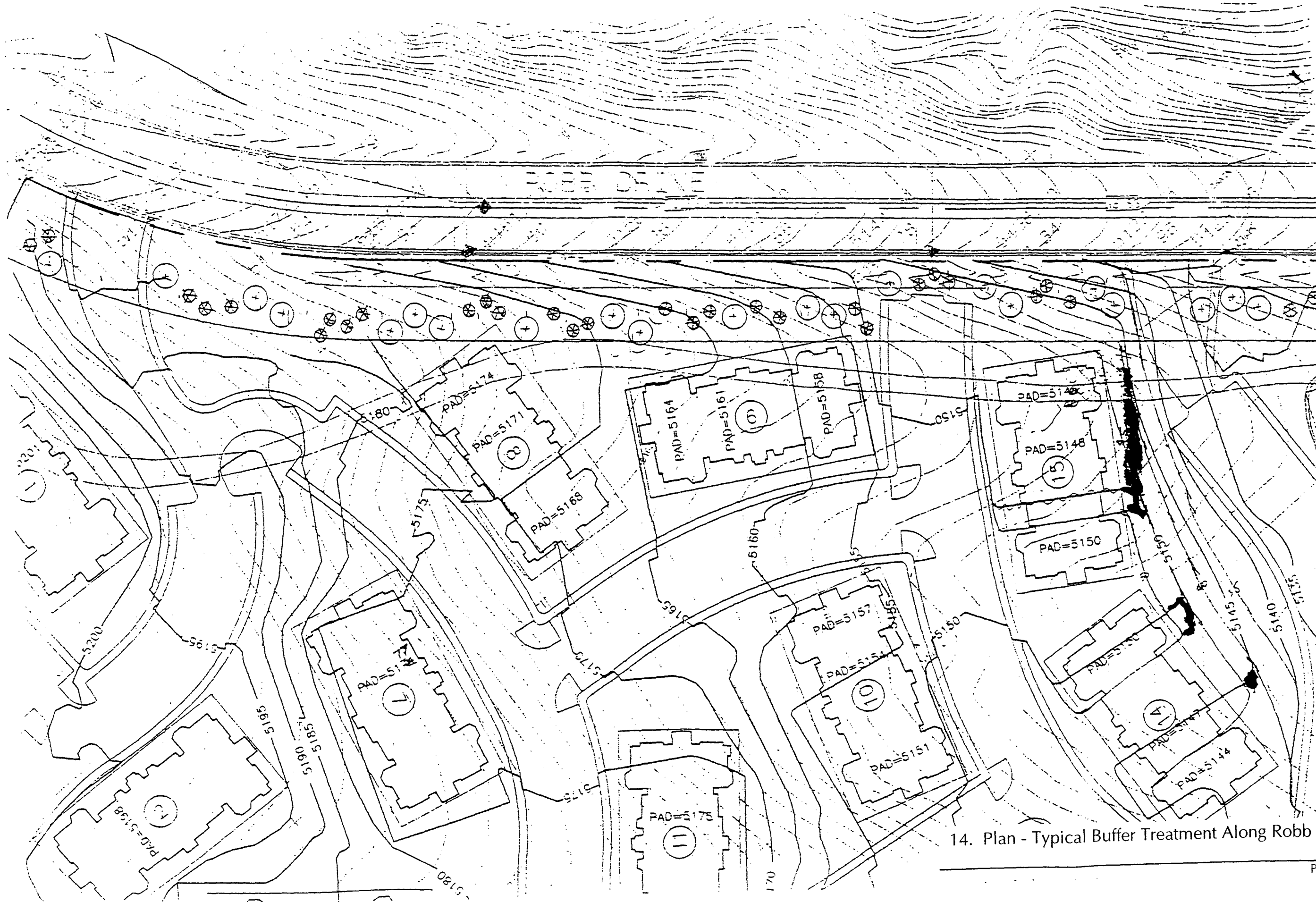
TYPICAL CROSS SECTION
@ ROBB DRIVE 1"=20'

MANZANITA PASS

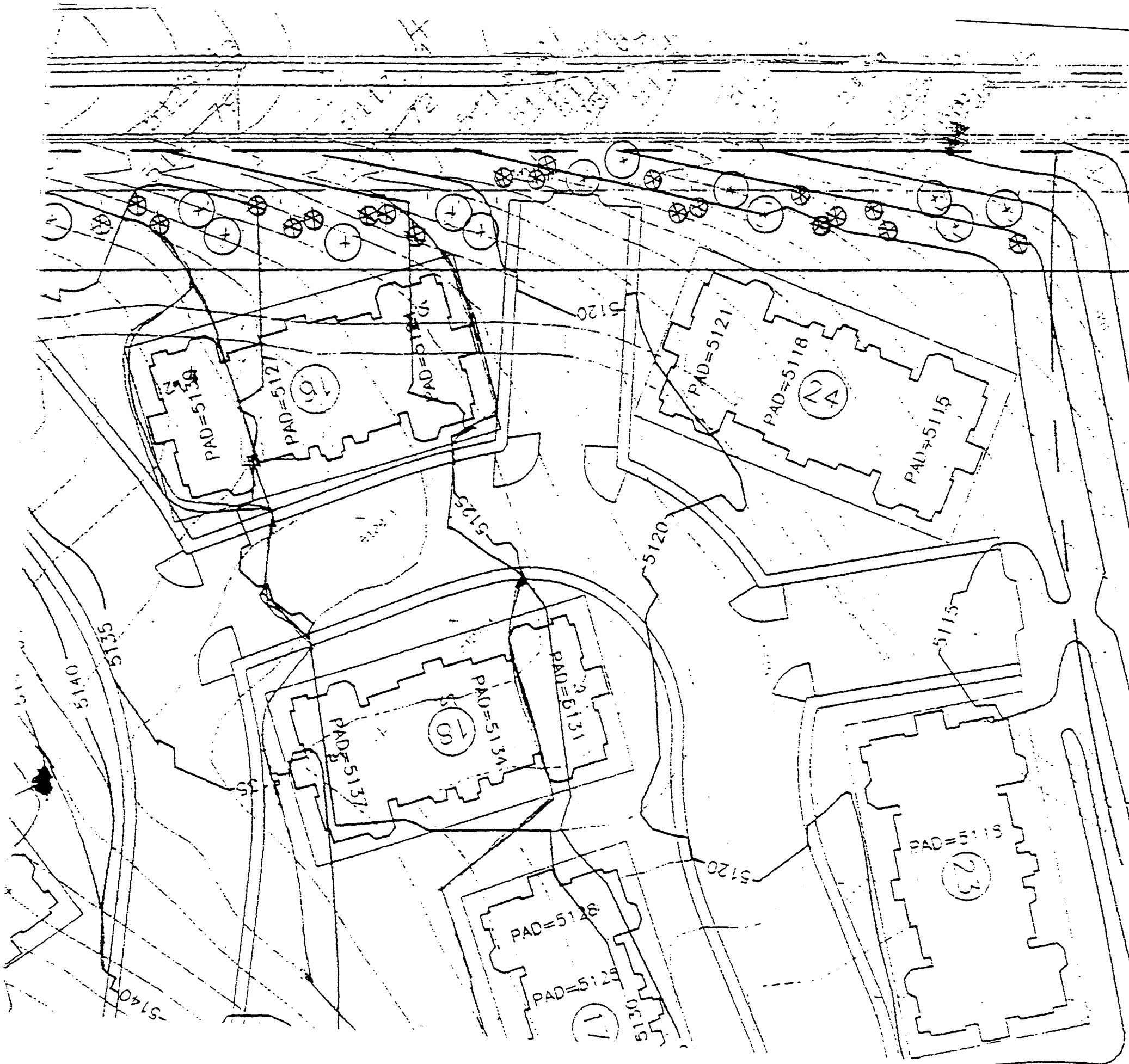


MANZANITA PASS

- planting per condition #4
- Planning Com. 2/1/95
- (3" caliper deciduous trees, 7-8' evergreens)



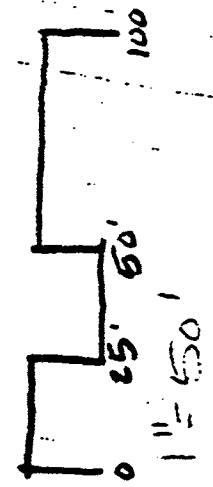
14. Plan - Typical Buffer Treatment Along Robb Drive



TYPICAL TREE PLANTING

OROB PRUNE

- per condition #3
- Planning Com. 2/1/15
- (15'-20' planting interval)
- (3" caliper deciduous, 1-8' evergreens)



MANZANITA PASS

15. Typical Buffer Treatment Along Robb Drive

Landscaping

Total Landscape Area Required	194,626± s.f. 4.47± ac (20%)
Total Landscape Area Provided	418,500± s.f. 9.6± ac (43±%)
Number of Trees Required	649 trees
Number of Trees Provided	649 trees

Refuse Collection

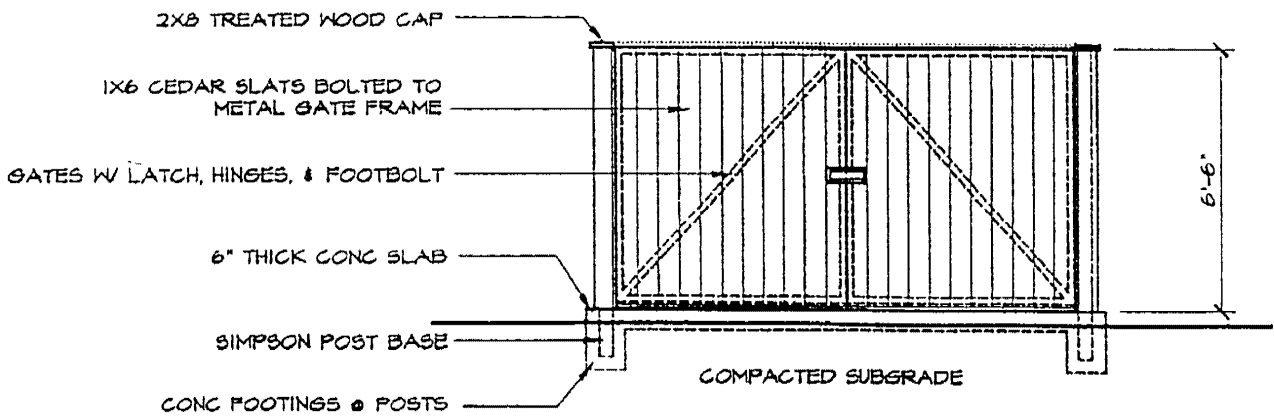
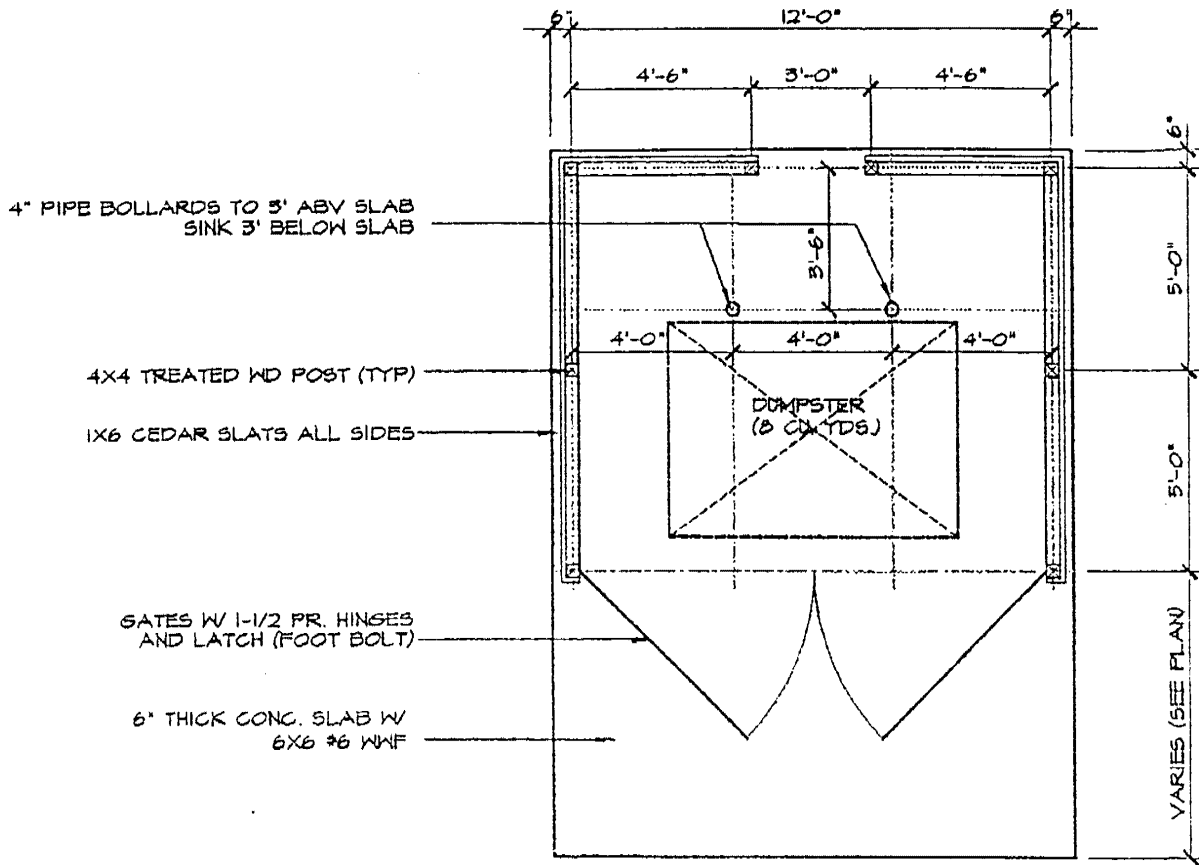
Solid waste disposal access and container storage area standards will be to the standards of Reno Disposal. All solid waste disposal enclosures shall be constructed of solid screening materials including gates. Exterior materials and colors shall be consistent with the main building. See figure 16 page 25.

Building Heights

Maximum height of buildings is 43 feet (to the ridge of the tallest roof element, measured from average grade around the building) or three (3) stories. Note that the 43-foot maximum height is not defined in the same manner that such heights are defined by City Code. The use of three story structures will be limited as presented in figure 8 Building Height (Story) Plan page 14.

Water Conservation Measures

Each unit will be designed with water conservation devices such as 1.6 gallon - low flow toilets. State of the art irrigation design will also be included in the project.



8 ENCLOSED DUMPSTER PAD
 1/4" = 1'-0"

16. Trash Enclosure Detail

Standards Relating to Building Security, Walkways, and Public Spaces

Per discussions held with Reno Police Department - (Deputy Chief Jim Johns & Lt. George Maskaly), the following measures will be taken to address various building, walkways, and public spaces security concerns.

1. Access into the project - improve the ability to find individual units, especially for emergency/medical calls
 - landscaping will be designed and arranged for clear visibility of building numbers
 - adequately lighted numbers will be provided
2. Signs/Maps
 - directory maps at the entrances will be provided
3. Tenant to tenant problems
 - on- site management will be provided
4. Laundry Units
 - laundry units in individual units will be provided
5. Gates
 - access to gates will be provided
 - perimeter fencing will not be provided
 - old dirt roads will be blocked off.
6. Path in west drainageway
 - path will be placed in canyon bottom to avoid private resident/public conflicts
 - access from the site into the drainageway path will be restricted by a gate from the top of the ridge. Residents will have a key to the gate to access the path leading to the drainageway trail.
7. Pets
 - if allowed, pets will be designated to one section of the complex,
8. Garages/Carports
 - dead (hiding) zones will be prevented,
 - garages will not be used as storage sheds
9. Dumpster Locations
 - safe walking to/fro will be provided, not long walking distances
 - enclosures will be designed to avoid hiding places
 - lighting at each dumpster location will be provided.
10. Guest parking
 - provide even distribution of guest parking
 - clearly mark spaces for guests
 - clearly mark residents' assigned parking
11. Reno Police Department
 - a copy of map of complex will be provided to Reno Police Department dispatch prior to issuance of a certificate of occupancy.
12. Shrubbery
 - landscape shrubs will be designed to avoid hiding places around windows and entrances to prevent daytime burglaries as vegetation matures
13. Clubhouses
 - adequate parking will be provided for parties/events

- limits will be set on use/size of gatherings through on-site management

14. Design of Clubhouse

- limit the provision of multiple functions at one time - can cause problems

15. Noise from Clubhouse

- music will be monitored from outside speakers

16. Directories

- "you are here signs" will be provided

17. Call box system

- a call box will be placed at every other intersection
- the call boxes will be tied into burglar alarm system

APPENDIX



Office of the City Clerk

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

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

December 9, 1998

Lakemont Homes
690 East Plumb Lane, Suite 204
Reno, NV 89502

FILED THIS DATE
12 / 10 / 98
BY: [Signature]
CITY CLERK

RE: Case No. 175-99 (Overlook Subdivision/Manzanita Pass)

Dear Applicant:

At a regular meeting held December 8, 1998, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. A Master Plan amendment from Research and Development (McQueen Area Development Plan) to Residential ≤ 14.52 du/ac (McQueen Area Development Plan) on ± 11.49 acres, by resolution, subject to conformance review by the Regional Planning Agency;
- B. A zoning map amendment from IB (Industrial Business Park) to MF-14 (Multi-Family, 14 du/ac) on ± 11.49 acres; from SPD (Specific Plan District) to MF-14 (Multi-Family - 14 d.u./acre) on ± 12.41 acres, by ordinance; and an amendment to the text and graphics of the existing SPD handbook for Manzanita Pass;
- C. A tentative map to develop a 153 lot, single family residential subdivision, subject to the following conditions; and

- D. A special use permit for fills over 10 feet on a ±23.9 acre site located on the west side of Robb Drive, approximately 400 feet north of McQueen High School, subject to the following conditions:
1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
 2. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void.
 3. The applicant shall record not more than four final maps with a minimum of 35 lots per final map.

Urban Design

4. Prior to approval of each final map, the applicant shall have plans approved by staff that utilize individual house plans and features designed to reduce the tendency of garages and garage doors to dominate the streetscape. This may be achieved by incorporating three or more (one plan or feature for each house affected) of the following features in at least sixty (60) percent of the houses in the subdivision: (1) plan(s) with garages set back a minimum of 5 feet from the front-most living area wall; (2) permanent patios, porches, decks or fenced/walled areas such as courtyards, which extend beyond the front edge of the garage; (3) first and second story architectural projections such as wingwalls, columns and second story overhangs which serve to break up the pattern of the street scene and/or minimize the view of the garage door as seen when viewed looking down the street past a row of houses; (4) additional landscaping; or other measures accepted by the Community Development Department staff. No two adjacent houses shall have garages that project in front of the house living space without utilizing one of the above mitigation methods. Each house shall have a consistent architectural treatment on all four sides. All streets in the subdivision shall be curvilinear, and design of the project shall be modified to provide a better orientation and enhanced access to the open space.
5. Prior to approval of the first final map containing lots (1 and 86-94) located adjacent to Robb Drive, the applicant shall have plans approved by staff for a six foot tall solid wood fence with masonry pilasters spaced every 20 feet

and 4x6 posts for the intervening posts, consistent with existing sound walls in the McQueen area. Said fencing shall be installed at the top of the slope, around the returns at the project entrances and provide a minimum ten foot wide landscape strip (including irrigation) adjacent to Robb Drive. The landscaping areas shall consist of one 2" caliper deciduous or one 6' tall evergreen tree for every 300 square feet of area located between the sidewalk and fence. One 2" caliper deciduous tree spaced 30 feet on center shall be installed within 5' of the sidewalk on Robb Drive. A minimum of nine (9) five gallon shrubs shall be installed per required tree with a rock or mulch ground cover. Said fencing, irrigation and landscaping shall be installed prior to certificate of occupancy for the fifth house. Maintenance of these improvements shall be by a homeowners association, maintenance district, if an ordinance allowing maintenance districts is in effect, or other means acceptable to staff.

6. Prior to approval of a grading permit or final map, whichever occurs first, the applicant shall have plans approved that show the limits of grading, provide for stockpiling of top soil and vegetative strippings to be reapplied to all areas disturbed by project grading, a seed mix consisting of native shrubs and grasses consistent with existing on-site vegetation; and bonding and temporary irrigation, as necessary, to ensure proper re-establishment of the vegetation on all disturbed slopes within the subdivision and all areas to be dedicated to the City. The applicant shall commence slope restoration for all slopes disturbed by project grading, located on property to be dedicated to the City, upon completion of the final grading of these slopes.
7. Prior to approval of each final map, the applicant shall have approved colors for roofing materials to the satisfaction of staff. Acceptable colors include dark earthtone colors, such as tan, brown, gray, black, or similar acceptable alternatives.
8. Prior to approval of each final map, the applicant shall have a standard detail approved for installation of irrigation and a minimum of one 2" caliper deciduous tree [two (2) on corner lots] located within 6' of the sidewalk in every front yard. These improvements shall be installed prior to the issuance of a certificate of occupancy for each house.
9. Prior to approval of any final map containing lots 97-117, the applicant shall submit final grading and landscaping plans which demonstrate that terraced rockery walls will be constructed to minimize the downslope of these lots. Landscaping shall include one 2" caliper deciduous or one 6' tall evergreen

tree for every 30 lineal feet of terrace and five (5) five gallon shrubs per required tree. These improvements shall be installed, including necessary irrigation, prior to certificate of occupancy for each house on these lots. A deed restriction shall be recorded to prohibit installation of solid view fencing on the downslope portion (side yard or rear yards) of these lots.

10. Prior to approval of the first final map containing lots (1 and 86-94) located adjacent to Robb Drive, the applicant shall have plans approved by staff for relocation of the existing landscaping from the area where the median will be cut to the median extension. This public improvement shall be secured and bonded. Prior to release of the security bonding, the landscaping shall be accepted for maintenance by the Parks Department.
11. All rear or side yard fencing located facing the drainageway (lots 122-155) shall be open view. A final open view fencing detail shall be provided with the final map improvement plans. The same type of open view fencing shall be installed on each affected lot.

Circulation:

12. Prior to acceptance of Crestone Drive, the applicant shall install a gate at the access driveway located between this site and the apartment complex to the north. Installation shall be to the satisfaction of Fire Department staff and the City Engineer.
13. Prior to the issuance of any certificate of occupancy, the applicant shall construct, to City standards, a 5 foot wide sidewalk adjacent to Robb Drive from the northern edge of this property south to the existing sidewalk in front of McQueen High School.
14. Prior to the approval of each final map adjacent to Robb Drive, the applicant shall pay in cash to the City of Reno his proportionate share of the cost of installing bicycle lane signs and pavement markings.
15. Prior to approval of a final map containing lots 123-155, the applicant shall have plans approved for construction of a 4' decomposed granite public trail along the top of the drainageway slope located to the west of the project to be offered for dedication to the City of Reno. The trail shall be constructed along a consistent contour between the Manzanita Pass development and McQueen High School. The applicant shall provide a minimum of two access trail connections through the subdivision to the trail. Trail and access

connections shall be constructed prior to issuance of a certificate of occupancy for the first house on lots 123-155.

Public Improvements:

16. Prior to Council approval of any final map, the applicant shall pay in full to the City of Reno any and all assessments in accordance with the 1985 Special Assessment District No. 1, Assessment Units 1 thru 7, on all lands offered for dedication to the City with this development.
17. Prior to the issuance of any certificate of occupancy, the applicant shall install access control gates at the entrance to the sanitary sewer and storm drain access roads. Such gates shall conform to the standards set forth for emergency access roads.
18. Prior to Council approval of any final map, the applicant shall provide off-site easements for sanitary sewer for the map it applies to, and secure and bond it. Construction shall be complete and functional prior to any certificate of occupancy.
19. Prior to Council approval of any final map, the applicant shall provide a report and analysis of the downstream storm drain at Mae Anne Avenue to determine the need for detention or capacity improvements.
20. 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, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
21. Prior to the approval of any final map, the applicant shall submit a sewerage report to the approval of the City Engineer.
22. Prior to the approval of any final map, the applicant shall obtain all necessary easements for off-site grading and drainage, have approved plans for same, and secure and bond any public improvements.
23. Prior to the approval of final map or grading plan, whichever occurs first, the applicant shall demonstrate that the rockery walls will be located at the property line within the uphill lots. The color of all rockery walls constructed shall be consistent with the area in which they will be placed.

Lakemont Homes
Case No. 175-99 (Overlook Subdivision/Manzanita Pass)
December 9, 1998
Page 6

24. Prior to the approval of any final map containing lots 122-155, the applicant shall demonstrate that the rockery walls will be constructed on the applicant's property, not within the City's dedicated open space. In addition, the developer shall stake the west property line of these lots so staff can determine whether or not grading in this area complies with the setback requirements for grading adjacent to a major drainageway. The color of all rockery walls constructed shall be consistent with the area in which they will be placed.

Miscellaneous:

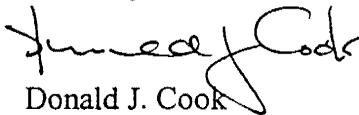
25. Prior to approval of any final map containing lots 49-57 or 100-139, the applicant shall provide to staff a copy of a disclosure statement to be given to prospective homebuyers which states that these lots are located adjacent to or near a regional high school with outdoor programming day and night throughout the year.

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

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

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

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Reno Fire Department
Parks Division
Wade/Northgate L. P.
Ted Erkan, Mountain West Consulting

RESOLUTION NO. 5112

A RESOLUTION OF INTENT TO CHANGE ZONE CLASSIFICATION IN CASE NO. 85-93/FILE 6 & FILE 7 FROM IB (34.75 ACRES) AND MF-14 (6.07 ACRES) TO SPD (34.75 ACRES) AND IB (6.07 ACRES) ZONE ON A ±40.82 ACRE PARCEL OF PROPERTY LOCATED NORTHWEST OF MCQUEEN HIGH SCHOOL, WEST OF ROBB DRIVE, RENO, NEVADA.

WHEREAS, at a public hearing before the Reno City Council held April 11, 1995, the recommendation for approval of a change of zoning by the Reno City Planning Commission was upheld by said City Council; and

WHEREAS, a motion by the City Council at said hearing was carried to grant said rezoning on a ±40.82 acre parcel of property located at northwest of McQueen High School, west of Robb Drive, Reno, Nevada, and as is more fully described in the attached Exhibit "A" in Case No. 85-93/File 6 & File 7, by a resolution of intent as authorized by Section 18.06.410 of the Reno Municipal Code; and

WHEREAS, it appears to the City Council that the change of zoning aforementioned from IB (34.75 acres) and MF-14 (6.07 acres) to SPD (34.75 acres) and IB (6.07 acres) is in the best interest of the City provided that the conditions hereinafter described are observed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Reno, Nevada, that upon compliance with the conditions stated herein, it is the intent of the City Council to rezone by ordinance the property described hereinabove in Case No. 85-93/File 6 & File 7 from IB (34.75 acres) and MF-14 (6.07 acres) to SPD (34.75 acres) and IB (6.07 acres) in accordance with the application for rezoning. The conditions for rezoning are as follows:

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. The applicant shall revise the SPD plan as needed to provide lighting and design details that address building security, walkways, and public spaces to the satisfaction of the Community Development Department, prior to the adoption of an ordinance.
3. A wall at the top of slope or a berm at least 2 to 3 feet high planted with trees at 15-20 foot intervals is required to be constructed along Robb Drive with each phase of development. Approval by the Community Development Department of the wall detail or and landscaping plans must precede the issuance of any building permit for the project.
4. Landscaping adjacent to Robb Drive and the western slope of the property shall consist of a combination of more mature evergreen and deciduous trees, to the approval of the Community Development Department.
5. Prior to the issuance of any certificate of occupancy, the applicant shall construct a five foot sidewalk or a meandering walkway within an appropriate easement along Robb Drive adjacent to this property, to City standards.
6. Prior to the issuance of any certificate of occupancy, the applicant shall prohibit parking along Robb Drive adjacent to this property, to the approval of the Community Development Department.

7. Prior to the issuance of a building permit, the applicant shall submit plans for street lighting on Robb Drive at the driveways providing access to the site, and shall install the street lighting prior to issuance of a certificate of occupancy.
8. Prior to the issuance of any certificate of occupancy, the applicant shall modify the median on Robb Drive adjacent to this property to provide access to the site and eliminate the unused median opening, to the approval of the Community Development Department.
9. Driveway, circulation, traffic and guide sign location and design shall be subject to the approval of the Community Development Department.
10. Prior to the issuance of any certificate of occupancy, the applicant shall construct a pedestrian path or sidewalk from the project to McQueen High School including an alternate pathway system bypassing the adjacent industrial buildings, to the approval of the Community Development Department.
11. Prior to the issuance of any building permit, the applicant shall have a grading and drainage plan approved by City staff.
12. All on-site private improvements shall be certified to the Community Development Department.
13. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5-year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm.
14. 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.
15. Prior to the issuance of any building permit, the applicant shall have improvement drawings for all public improvements approved by the City Engineer.
16. Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for public improvements in compliance with R.M.C. 18.08.080(c).

17. Prior to the issuance of any certificate of occupancy, the applicant shall construct to City standards, and have verified by the Engineer of Record, all public improvements.
18. Prior to issuance of any permit, the applicant shall pay in full to the City of Reno any and all assessments in accordance with the 1985 Special Assessment District No. 1, Assessment Units 1 thru 7, on all lands offered for dedication to the City with this development.
19. 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.
20. 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".
21. Prior to the issuance of any permit, the applicant shall obtain all necessary easements for off-site grading and drainage, have approved plans for same, and secure and bond any public improvements.
22. Prior to issuance of any permit, the applicant shall be required to submit a sewerage report and verify, to the satisfaction of the City Engineer adequate sewer capacity in the McQueen lateral to serve the project.
23. Prior to the issuance of a certificate of occupancy, the applicant shall fence or introduce other measures to properly limit access to the 11.8 acre property to the southwest of the apartment site, to the approval of the Washoe County School District and the Community Development Department.
24. Extension of Robb Drive is to be completed to the approval of the Fire Department, prior to the issuance of a certificate of occupancy.
25. Provisions for proper fire access roadways are required prior to the issuance of a building permit, to the approval of the Fire Department.
26. All access roads except designated temporary roadways shall be paved, to the approval of the Fire Department, prior to the issuance of a certificate of occupancy.

27. The SPD ordinance shall specify the timing of construction for the second phase of the project.
28. Recreational amenities shown on the site plan shall be completed prior to the issuance of a certificate of occupancy with each phase.
29. Recreational hiking, jogging and/or bicycle paths at the perimeter of the site shall be open to the public, and dedicated to the City or public use easements provided prior to the issuance of a building permit.
30. The applicant shall amend the SPD document in accordance with the conditions listed herein within six (6) months of the date of approval or prior to the issuance of any building permit, or this approval shall be null and void.
31. The owners shall have approved zoning map amendments for properties to be used for open space, and offer the open space parcels for dedication within six (6) months of the date of City Council approval.
32. All buildings must be shown to be setback fifteen (15) feet from the ridge, prior to the issuance of any permit.
33. Number of buildings, locations, heights, building materials, colors, lighting, amenities, landscaping, parking and advertising shall be documented as part of the SPD to the approval of the Community Development Department prior to the issuance of any permit.
34. The applicant shall apply for a building permit within eighteen (18) months, and construct the project in accordance with the phasing plan, or this approval shall be null and void.

Upon fulfillment of the said conditions, the property will be reclassified by ordinance by the City Council.

Upon motion of Councilmember Pilzner,
seconded by Councilmember Hascheff, the
foregoing resolution of intent was passed and adopted by the
following vote of the Council:

AYES: Pilzner, Hascheff, Herndon, Farahi

NAYS: Martin, Sferrazza

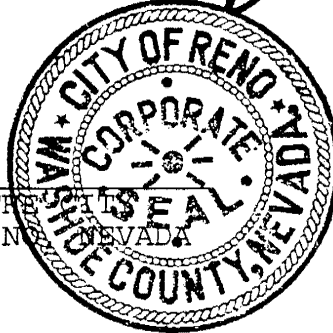
ABSTAIN: None ABSENT: Dalske

APPROVED this 11th day of April, 19 95.


MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE
COUNCIL OF THE CITY OF RENO



LEGAL DESCRIPTION FOR ZONE
CHANGE FROM IB TO SPD

November 1, 1994
Job No. 94094.01

EXHIBIT A

LEGAL DESCRIPTION

34.75 ACRE PARCEL

All that certain parcel of land situate within a portion of Section Six (6), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, Reno, Nevada, being a portion of Parcel 2 of Parcel Map No. 2547, filed in the Office of the County Recorder of Washoe County, State of Nevada, on September 11, 1991, as File No. 1508164, Official Records, and being more particularly described as follows:

BEGINNING at the most northerly corner of said Parcel 2, being a point on the southerly line of Robb Drive as shown on said Parcel Map No. 2547, from which the southeast corner of said Section 6 bears South $35^{\circ}37'22''$ East, 3990.75 feet;

THENCE leaving said southerly line of Robb Drive, and along the northerly line of said Parcel 2, South $68^{\circ}34'23''$ West, 878.06 feet;

THENCE leaving said northerly line, South $40^{\circ}59'48''$ East, 2252.70 feet;

THENCE North $03^{\circ}47'55''$ East, 264.60 feet to the beginning of a curve to the right;

THENCE 845.40 feet along the arc of a 1156.13 foot radius curve, through a central angle of $41^{\circ}53'48''$ to a point on the southerly line of the above mentioned Robb Drive;

THENCE along said southerly line, North $47^{\circ}59'22''$ West, 1170.46 feet to the beginning of a curve to the right;

THENCE continuing along said southerly line 273.53 feet along the arc of a 590.00 foot radius curve, through a central angle of $26^{\circ}33'45''$ to the above mentioned POINT OF BEGINNING for this description.

Containing 34.75 acres, more or less.

Prepared by:

TRI STATE SURVEYING, LTD.

Lee H. Smithson,
Nevada P.L.S. No. 5097

Legal Description

EXHIBIT A CON'T

March 14, 1995
1391.0002

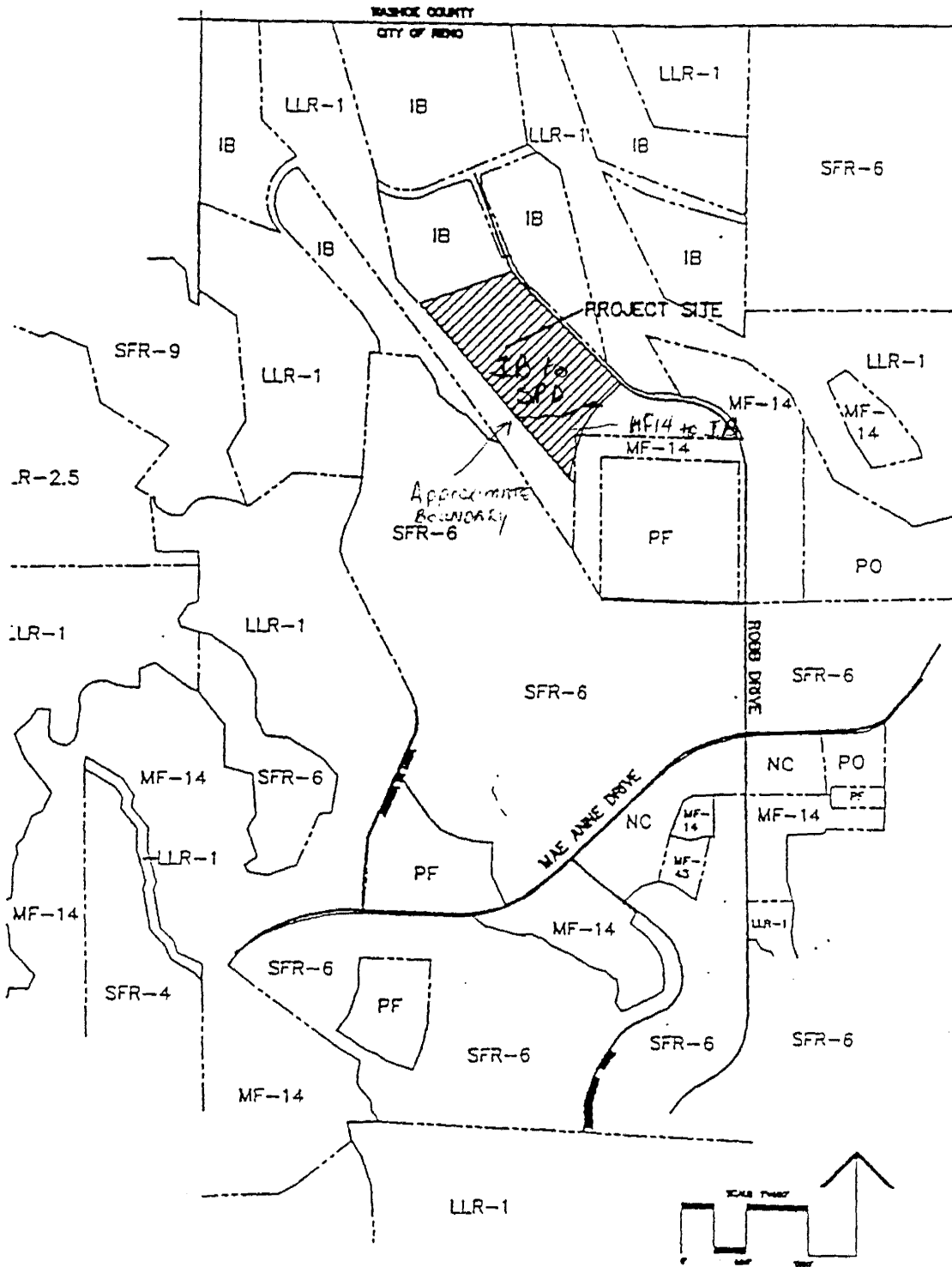
LEGAL DESCRIPTION FOR ZONE CHANGE FROM MF-14 TO IB AND MASTER PLAN AMENDMENT FROM RESIDENTIAL \leq 14.52 D.U./AC TO R & D

6.07 ACRE PARCEL

All that certain parcel of land situate within a portion of Section Six (6), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, Reno, Nevada being a portion of Parcel 1 of Parcel Map No. 2547, filed in the Office of the County Recorder of Washoe County, State of Nevada, on September 11, 1991, as File No. 1508164, Official Records, and being more particularly described as follows:

Commencing at the southeast corner of said Section 6 and proceeding THENCE North $64^{\circ}38'47''$ East, 1549.91 feet to the TRUE POINT OF BEGINNING;
THENCE North $88^{\circ}43'02''$ East 96.33 feet;
THENCE North $00^{\circ}23'57''$ East, 961.71 feet;
THENCE North $88^{\circ}03'56''$ West, 328.78 feet;
THENCE from a tangent that bears South $11^{\circ}23'07''$ West, 153.08 feet along the arc of a 1156.13 foot radius curve to the left, through a central angle of $07^{\circ}35'11''$;
THENCE South $03^{\circ}47'55''$ West, 264.60 feet;
THENCE South $40^{\circ}59'48''$ East, 223.28 feet;
THENCE South $06^{\circ}16'19''$ East, 302.56 feet;
THENCE South $42^{\circ}56'59''$ East, 122.99 feet to the TRUE POINT OF BEGINNING.

Containing 6.07 acres, more or less.



Location Map

CASE 85-93/Files 6 & 7
Wade/Windsor/Manzanita Pass

"EXHIBIT A"

All that real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

The south one-half of Lot 9 and the west 10.0 feet of Lot 10 in Block 1 of Burke's Survey, according to the map entitled Ryland's Addition to Reno including New South Side Addition and Burke's survey, filed in the office of the County Recorder of Washoe County, Nevada, on March 23, 1903, as Tract Map No. 109.