

Exhibit "B"

MONTE VISTA VILLAGE

SPECIFIC PLAN DISTRICT HANDBOOK

Second Revision – November 18, 2009

First Revision – October 12, 2001

Original – November 27, 1998

Prepared for:

The City of Reno

EXPLANATION: Matter underlined is new; matter in brackets [] is material to be omitted.

BILL NO. 6691

ORDINANCE NO. 6132

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", SECTION 18.08.102(B).1257, BY AMENDING ORDINANCE NO. 5277 TO CHANGE THE TEXT IN THE SPD HANDBOOK TO: SPECIFICALLY ADD OFFICE AS AN ALLOWED USE FOR PARCEL 3, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF MCCARRAN BOULEVARD AND WEST FOURTH STREET 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 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1257 relating to a ±21.3 acre site located on the northeast corner of the intersection of McCarran Boulevard and West Fourth Street in the SPD zone, and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 5277 to change the text in the SPD handbook to: specifically add office as an allowed use for Parcel 3, as described in Exhibit B, the same to read as follows:

Sec. 18.08.102(b).1257. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC10-00009, thereby changing the use of land indicated therein, relating to a ±21.3 acre site located on the northeast corner of the intersection of McCarran Boulevard and West Fourth Street in the SPD zone, and more particularly described in the attached "Exhibit A"; and by amending Ordinance No. 5277 to change the text in the SPD handbook to: specifically add office as an allowed use for Parcel 3, as described in Exhibit B.

CASE NO. LDC10-00009 (Monte Vista Village)

APN NO. 400-120-01 thru 04; 400-120-07 thru 09; 400-130-01 thru 10; 400-140-04 thru

10

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 18th day of November, 2009, by the following vote of the Council:

AYES: Dortch, Hascheff, Gustin, Zadra, Sferrazza, Aiazzi, Cashell


NAYS: None

ABSTAIN: None ABSENT: None

APPROVED this 18th day of November, 2009.


MAYOR OF THE CITY OF RENO

ATTEST:


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



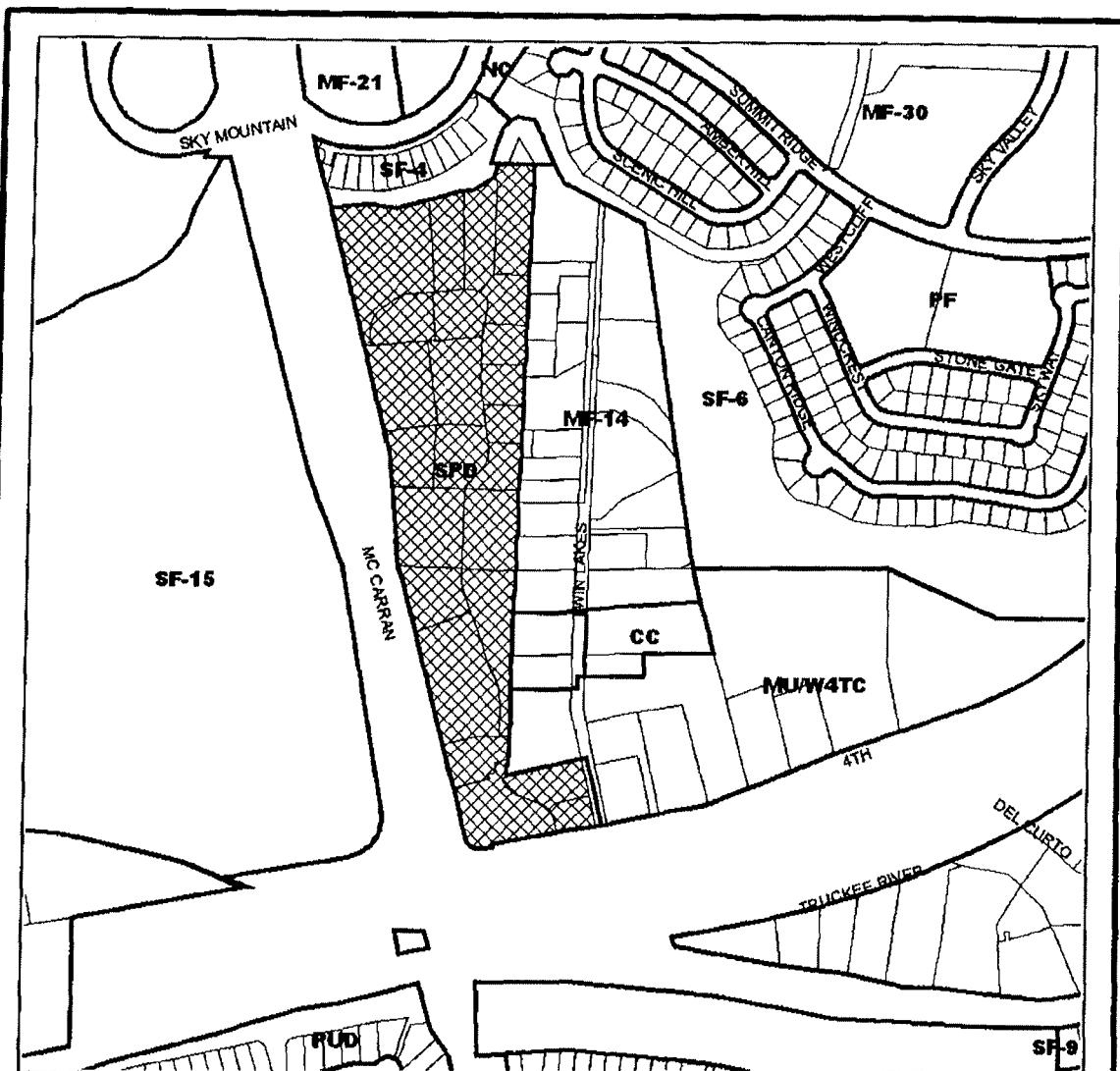
EFFECTIVE DATE: November 20, 2009

Exhibit A

Description

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

Lots 1-24 of Subdivision Tract Map #3688 located within of portion of the northwest 1/4 of Section 16, Township 19 North, Range 19 East M.D.B.&M.



LDC10-00009
Monte Vista Village

 Subject Site

 Zoning



0 70 140 280 420 560
 Feet

The information hereon 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: September 29, 2009



Community Development Department

450 Sincir Street Phone: 334-2063
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.cityofreno.com

ISS: 07/PLANNING/2/2009 Case: Rpl: 10 LDC 100009

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City Clerk Letter – February 25, 1998 regarding Zoning Approval and Annexation
Approval Conditions of Tentative Map and Special Use Permit
Exhibit A – Nevada Dept. of Transportation Right-of-Way Encroachment Permit
City Clerk Letter – November __, 2009 regarding Second Revision to SPD.

Design Standards

Statement of Plan and Purpose

This Design Standards Handbook provides for a mixed use development including office and commercial uses by forming a Specific Plan District (SPD). The purpose is to maintain architectural controls and design standards while allowing the freedom to adjust and combine buildings. This will afford a compatible and integrated development. This project will include various uses and parcel arrangements.

Monte Vista Village will maintain an architectural theme with modifications of style that complement each other and are compatible with surrounding properties. Parcel lines, parking and building locations are to be generally maintained in accordance with the approved SPD. Individual parcels may be combined in order to allow a larger single building or series of newly configured buildings to be constructed. If this occurs, several processing options may be used to achieve the goal including final map applications, reversions to acreage, amendments to the tentative map, or boundary line adjustments may be processed and parking layouts may be adjusted to provide a functional arrangement. The project status or phasing at a given time will determine which option is appropriate. Also, reciprocal parking and access easements will be applied throughout the project. Combining parcels or buildings will not result in an allowable square footage above the approved 172,360 square feet.

Applicability

This ordinance shall be applicable to property known as the Monte Vista Village, including APN's 005-190-23, 26, 27, 28, and 29; 005-212-07 and 09 of the Official Records of Washoe County. Refer to Figure 1 - Location Map on page 2.

Future Entitlements

A Site Plan Review (SPR) will be required for those individual parcel/pad uses listed on pages 5 and 6. SPR entitlement is to ensure consistency with uses typically allowed in Neighborhood Commercial zoning and General Office zoning that similarly would require further review.

The tentative map is designed to include a maximum of 30 parcels, but the number of parcels may be less. Total parcel count is based on processing of final maps that may include combining of parcels as permitted in the SPD Handbook. The final number of parcels when the project is built out will depend on final maps approved and satisfying parcel regulations per the SPD Handbook.

Project Location

Monte Vista Village consists of approximately 21.30 acres and is located at the northeast corner of West McCarran Boulevard and West Fourth Street. Adjacent land uses include residential to the north and east; West Fourth Street, U.P. Railroad and the Truckee River to the south; West McCarran Boulevard and Sierra Pacific Power Company's Chalk Bluff Water Treatment Plant to the west. Refer to Figure 2 - Site Plan on Page 3.

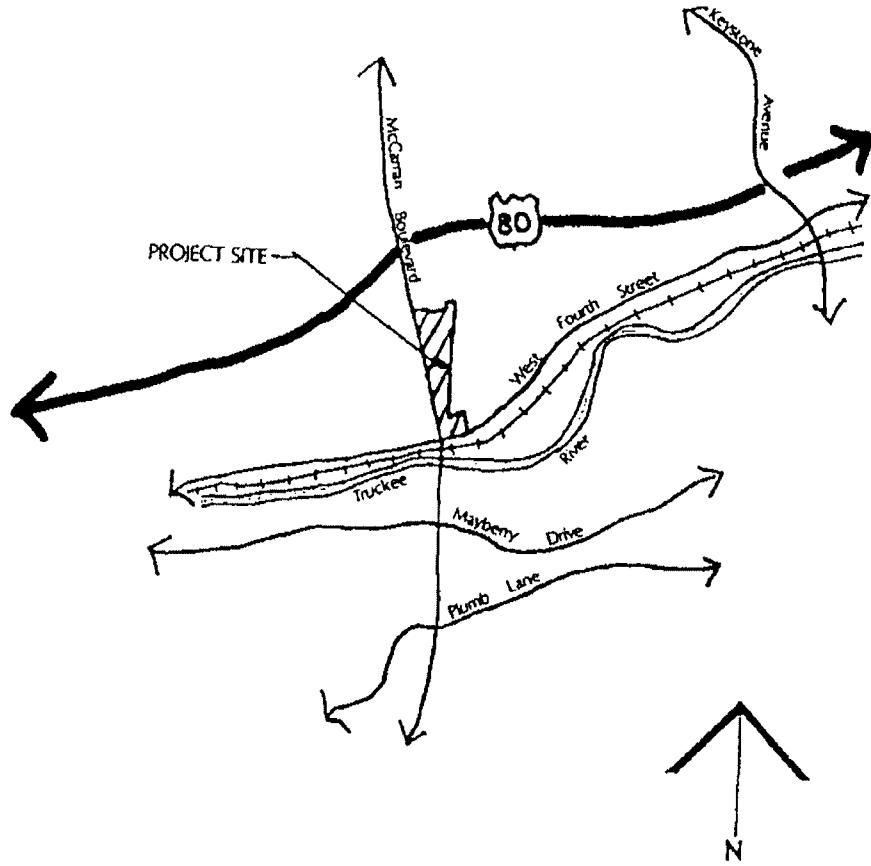


Figure 1 - Location Map

Office and Retail Location Guidelines:

Parcels 9 to 24 shall be designated for office uses only by constructing each parcel with individual buildings or combining parcels in a suitable manner to construct a building or buildings. Parcels 1 and 2 are designed specifically for general retail uses including restaurants. All other parcels may be developed for office or retail use, so long as parking is provided in accordance with the parking requirements set forth on page eight of this Handbook. Parcel 5 may be a bank with a drive thru facility, general retail uses, fast food or office uses. Parcels 3, 4, 6, 7, and 8 are designed to permit general retail but may be used for office.

Table 1 – Office Parcels

Parcel #	Land Use	Max # of Stories
9	Office	2
10	Office	2
11	Office*	1
12	Office*	1
13	Office	2
14	Office	2
15	Office*	1
16	Office*	1
17	Office*	1
18	Office	2
19	Office	2
20	Office	2
21	Office	2
22	Office	2
23	Office	2
24	Office*	1

***Child care facilities and private clubs & lodges on these parcels shall require a Site Plan Review**

Office Park Subtotal 109,050 sq.ft.

MONTE VISTA VILLAGE

Office Parking Provided = In accordance with requirements listed on page 8. Any standards not listed herein shall be in accordance with city code.

Table 2 – Retail Parcels

Parcel #	Land Use	Max # of Stories
1	Car Wash/Quick Lube/Retail	1
2	Conv. Store/Service Station/Retail	1
3	Retail/Fast Food/Restaurant/Office	1
4	Retail/Office	1
5	Bank/Fast Food/Office	1
6	Retail/Office	1
7	Bank, Restaurant, Fast Food	2
8	Retail/Office	1

Commercial/Retail Subtotal (Gross Building Area) 63,310 sq.ft.

Commercial/Retail Parking Provided = In accordance with requirements listed on page 8. Any standards not listed herein shall be in accordance with city code.

PROJECT TOTAL (Gross Building Area Permitted)
172,360 sq.ft.

Permitted Uses in the Office Area:

- Barber and Beauty Shops
- Call Centers
- Child Care Centers*
- Financial Institutions
- General personal service businesses (such as those providing music or art lessons)
- Office supply stores
- Cultural facilities (including art galleries, libraries and museums) and/or publically owned buildings.
- Medical and Dental Offices
- Professional, business, civic, public utility, or other than listed offices
- Private clubs and lodges*
- Accessory uses which are incidental to and customarily associated with the above permitted uses to the reasonable satisfaction of city staff.

Office uses requiring a Site Plan Review:

- *Child Care Centers (on parcels 11, 12, 15, 16, 17 and 24)
- *Private clubs and lodges (on parcels 11, 12, 15, 16, 17 and 24)
- Laboratories
- Service establishments other than those listed under permitted uses that provide a service to occupants of the office buildings as determined appropriate by city staff.
- Uses operating between 11 p.m. and 6 a.m. with a sound study and a sound wall if the sound study indicates that a sound wall is necessary.

Note 1: Acoustical sound studies shall be submitted with an application for either a building permit or business license for any use operating between 11 p.m. and 6 a.m. No permit or license shall be issued until

MONTE VISTA VILLAGE

the administrator has sufficient documentation to show that the following sound levels are not exceeded for residential properties located to the north and east.

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

Permitted Uses in Neighborhood Commercial Area:

- ▶ Bakery, retail
- ▶ Barber, beauty, nail salons, and day spas
- ▶ Car washes (permitted on Parcels 1 and 2 only) (see note 1 below for sound mitigation)
- ▶ Convenience stores-(see note 1 below for sound mitigation)
- ▶ Cultural facilities (including art galleries libraries and museums) and/or publically owned buildings.
- ▶ Day Spas
- ▶ Fast Food Restaurants including Drive-thru facilities (permitted only on parcels 1,2,3,4,5, and 7)
- ▶ Financial Institutions
- ▶ Fitness centers
- ▶ Florist
- ▶ Furniture, home furnishings, antiques/collectible store
- ▶ Free-standing automated teller machines
- ▶ General retail store, commercial use, other than listed with a maximum area of 10,000 square feet for any one use
- ▶ Laundry pick-up establishments; Laundromat; and small-scale dry cleaning not exceeding 2500 square feet in size
- ▶ Medical or dental offices
- ▶ Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kenneling)
- ▶ Professional, business, civic or public utility offices
- ▶ Quick-copy and/or mailbox establishments
- ▶ Service stations (permitted on parcels 1 and 2 only - see note 1 below for sound mitigation)
- ▶ Restaurants with or without cocktail lounges (not permitted within 200 ft. of any residence)
- ▶ Video rental establishments (not permitted on parcel 8)
- ▶ Accessory uses which are incidental to and customarily associated with the above permitted uses to the reasonable satisfaction of city staff
- ▶ Quick lube and minor automotive repair/service on parcels 1 and 2
- ▶ Free standing purified water dispenser or in-line water businesses (only one business permitted in the project)

Neighborhood Commercial uses requiring a Site Plan Review:

- ▶ Pool or billiards parlors (permitted only on parcels 3 and 4 with a sound study and sound wall if the sound study indicates that a sound wall is necessary)
- ▶ Uses operating between 11 p.m. and 6 a.m. with a sound study and a sound wall if the sound study indicates that a sound wall is necessary

Note 1: Acoustical sound studies shall be submitted with an application for either a building permit or business license for a day care center, car wash, convenience store, service station, or pool/billiards parlor which is located within 200 ft. of any residences. In addition, all uses operating between 11 p.m. and 6 a.m. will require a sound study. No permit or license shall be issued unless the administrator has sufficient documentation to show that the following sound levels are not exceeded for residential properties located to the north and east.

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

Building Setbacks (Perimeter Parcels):

All buildings on parcels located adjacent to the five areas listed below including Office and Commercial/Retail uses shall meet the following setback requirements:

McCarran Boulevard:	All buildings shall be setback 15' from the McCarran right-of-way line and the entire setback shall be landscaped per the landscape plan.
West Fourth Street:	All buildings shall be setback 15' from the West Fourth Street right-of-way line and the entire setback area shall be landscaped per the landscape plan.
Twin Lakes Drive:	All buildings shall be setback 15' from the Twin Lakes Drive property line and the entire setback area shall be landscaped per the landscape plan.
East Property Line:	All buildings shall be setback 20' from the east property line. The entire setback area shall be landscaped per the landscape plan. All 2 story buildings (office buildings only) shall be a minimum of 140' from the east property line.
North Property Line:	All buildings shall be setback a minimum of 130' from the north property line.

Building Setbacks (Interior Parcels):

All buildings on parcels not located adjacent to the five areas listed above (perimeter parcels) shall be setback a minimum of 5' from any property line.

Parking & Circulation Aisle Setbacks:

All parking lots shall have a minimum 15' setback to the east perimeter property line, and 15' setback to the McCarran Boulevard and West Fourth Street property lines.

All circulation/drive aisles shall be setback a minimum of 10' setback to the McCarran Boulevard and West Fourth Street perimeter property lines.

Office buildings shall be setback a minimum of 10' from any parking lot except where sidewalk is not needed or provided between the building and parking, a 5' setback that is entirely landscaped will be permitted.

Commercial/Retail buildings shall be setback a minimum of 5' from any parking lot.

The "Main" circulation aisle shall have a 5' minimum setback adjacent to the mini-storage, and average 10'. All areas located between a) parking lots and exterior property lines, b) circulation/drive aisles and property lines, and c) buildings/parking lots and/or drive aisles shall be landscaped per the general landscape requirements with the exception of pedestrian walkway areas.

Building Separation: 20 feet minimum between all buildings whether on the same or separate parcels

Building Height: All buildings shall be a 1 story, except parcels 7, 9, 10, 13, 14, 18, 19, and 20 thru 23 may be 1 or 2 stories per height definition by City code. Minimum setback shall be 140' from the east property line for any 2 story office building.

Building Coverage: Office = 35% maximum; Retail = 25% maximum. Building coverage is the ratio of gross floor area of the building footprint (i.e. 1st floor) to the total parcel area for that building or buildings.

Floor Area Ratio (applies to 2 story office only):

Office = 70% maximum; Floor Area Ratio is the ratio of total gross building area (i.e. sum of all floors) to the total site area for that building or buildings.

Site Planning

Parking:

- Upon application for either a building permit or business license, the applicant shall provide to the City a cumulative calculation of parking required versus parking provided to ensure that an adequate number of parking stalls are available. A permit or license will not be issued until parking requirements are satisfied.
- Office - 1 stall per 250 square feet GFA*₂
- Medical office - 6 stalls per doctor.
- Commercial/Retail - 1 stall per 200 square feet GFA*₂.
- Convenience Stores with gas pumps, the spaces adjacent to the pumps count as parking spaces. Quick lube - 1 stall per 300 square feet GFA*₂ where the bays and stacking area both count as parking spaces + 1 space per employee (largest shift). Carwash - 140 lineal feet of stacking distance in the drive thru lane.
- Financial institutions - 1 stall per 250 square feet GFA*₂ applies in the office area only (parcels 7 thru 24).
- Restaurant (Low Volume) - 10 stalls per 1,000 square feet GFA*₂ (patio and outdoor cafes are excluded from GFA) + 1 per employee for the number of employees on the largest shift.
- Fast Food Restaurant - 13 per 1,000 square feet GFA plus 1 per employee of largest shift.
- Child care facility - 1 per employee on the largest shift + 1 drop off space per 6 children
- Other uses - for other uses not designated above, the applicant shall supply sufficient information on similar projects to allow the administrator to adequately determine parking needs.
- In all cases, the administrator shall have the authority to vary parking requirements if the applicant is able to provide sufficient information on similar projects (a minimum of three similar projects) to demonstrate that alternative parking requirements are justified. Examples of justification could include shared parking during off-peak hours or more recent studies showing different parking demands.
- Parking stall sized shall conform to requirements of RMC 18.06.340. An exception is that 90° stalls may be 17.5' x 8.5' in dimension with a 26' wide aisle. No compact stalls are allowed with this option.
- All other parking requirements shall conform to requirements of RMC 18.06.340 (including accessible parking).

*Note 2: Up to ten percent of the gross floor area may be subtracted from the parking requirements, when in the opinion of the administrator, said area will be used solely for storage.

Vehicular and Pedestrian Circulation and Access:

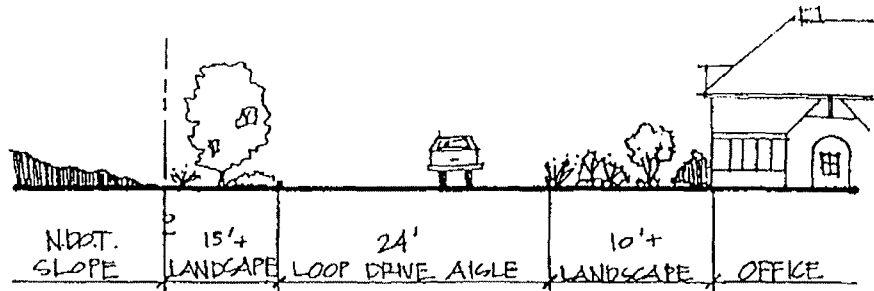
West McCarran Boulevard and West Fourth Street are existing public streets that provide direct access to the project site (See Figure 5, page 16. The Sections Index for a general location of the drive aisles described below).

- The "loop" drive aisle through the office park shall be 24' in width curb face to curb face. See Figure 3, Drive Aisle Sections - Section A on page 10.
- A section of the circulation drive aisle between roundabouts measures 60' in total width with 25' road sections separated by a 10' wide mountable landscape median for fire access standards. See Figure 3 - Section B on page 10.

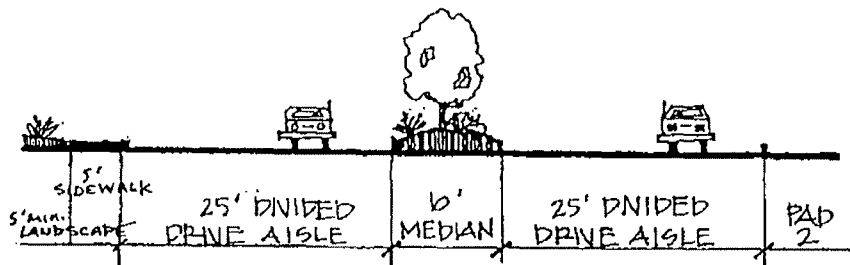
- An internal "main" drive aisle located within the commercial portion of the site is designed at 28' width, measured curb face to curb face, with a 5' sidewalk on one side and prohibits parking on both sides. See Figure 3 - Section C on page 10.
 - All driveway spacing shall conform to the City of Reno design standards. Following are the maximum number of driveways permitted on area streets:
 - One driveway will be permitted on West Fourth Street to allow full movements unless otherwise restricted by NDOT.
 - Two driveways will be permitted on McCarran Boulevard. The south McCarran driveway will allow only right turn movements. The north McCarran driveway will allow all movements except left turns exiting the site.
 - One driveway will be permitted on Twin Lakes Drive to allow full movement.
- Sidewalk requirements shall comply with City standards for all perimeter locations.
Sidewalk will be provided on one side of the "main" drive aisle connecting between the north McCarran Boulevard entry and the West Fourth Street entry. This sidewalk shall connect to the required sidewalks on McCarran Boulevard and West Fourth Street.
One 5' sidewalk connection shall be provided thru the office section of the project in accordance with Condition No. 18 for Case No. 14-98, dated September 11, 1998 (see Appendix, page 40).

Drive Through Facilities:

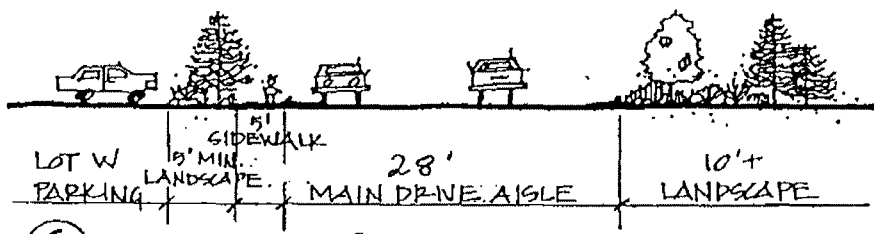
- Service driveways (pick-up windows) and vehicle storage lanes will be screened with either plantings, berming, walls, or fences to the same requirements as parking lots (See Figure 17, page 34).
- Views of vehicle headlights in service/vehicle storage lanes from off-site will be screened similar to parking lots.
- Safe usage of walk-up facilities such as automatic teller machines (ATM) will be provided by establishing well-lit areas which are visible from a street or parking area.



(A) OFFICE SECTION



(B) DRIVE AISLE BETWEEN ROUNDABOUTS



(C) COMMERCIAL SECTION

Figure 3 - Drive Aisle Sections

Site Design

Landscaping: Total Office Site Area = 529,842 square feet
Total Commercial Site Area = 397,806 square feet

Landscape Area Requirements: Office - 20% minimum of overall office site area.
Commercial - 15% minimum of overall commercial site area.

Landscape Area Provided: Office = 270,633 square feet
Commercial = 129,601 square feet
Off-site R.O.W. Landscape Area: 161,854 square feet

NDOT Right-of-Way Landscape Area provided:
Native/Revegetated Landscape Area: ±143,854 square feet
Enhanced Landscape Area: ± 18,000 square feet

General Requirements:
The landscaping design shall reinforce the village theme through the use of scale and hardscape details such as cobblestone. The restaurants are designed to have the capability for outside dining.
Landscaping located within street rights-of-way shall not count towards the required landscape area.
A landscape and irrigation plan shall be submitted to City staff for review and approval prior to issuance of a building permit for a given parcel.

Minimum tree size:
Deciduous 50% @ 2" caliper
50% @ 1.5" caliper
Evergreen 50% @ six foot minimum
50% @ eight foot minimum

Shrub requirements: Minimum 50% of shrubs in five gallon containers or larger. A minimum coverage of 75% of the total landscaped area shall be achieved within three years of the date of planting with verification provided on the plans by the landscape architect.
All other landscape requirements shall be in accordance with RMC 18.06.341.

Landscape Maintenance: See Common Area Maintenance section on page 30 which includes landscaping maintenance.

All landscaping within a given parcel boundary and landscaping within street rights-of-way shall be maintained by the Common Area Maintenance Association.
Maintenance: All landscape areas must be maintained, in accordance with City Code and the Common Area Maintenance agreement for the project.

Parking Lot Landscaping:

Parking lot landscaping will be installed by the master developer and/or owner of the parcel prior to issuance of the certificate of occupancy for a given parcel.
A minimum of one 2" caliper deciduous tree shall be planted for every 10 required parking stalls.

Minimum 25% of the required parking lot trees shall be planted in islands located within the parking lot. Planting islands shall have a minimum inside width of 5' and be a minimum of 100 square feet in area.

Mountable Median Landscaping:

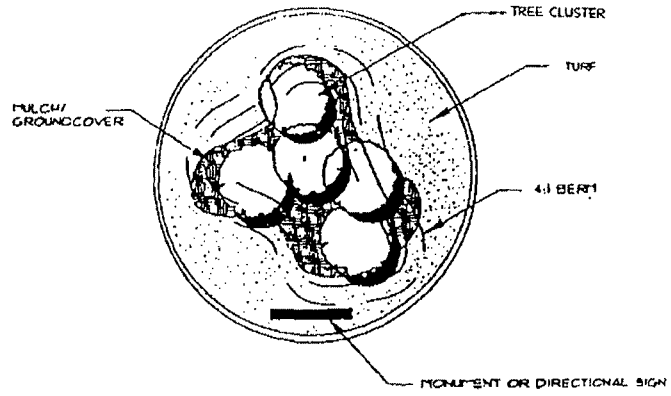
Landscaping of the mountable median located between roundabouts shall consist of 1 tree every 30 feet, shrubs and ground cover in accordance with general landscape requirements with the exception that up to 25% of the landscaped area in the mountable median may consist of grass or decorative hardscape. See Figure 3B on Page 10.

Roundabout Landscaping:

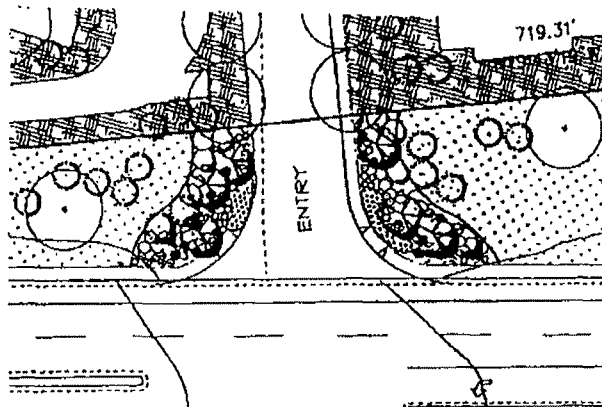
There will be two roundabouts within Monte Vista Village. The entry/roundabout landscaping consists of a landscaped mound with a clump of trees consistent with the landscape plan (and shall include shrubs, mulch, and ground cover). The monument or directional sign will be the prominent feature. See Figure 4 - Roundabout Landscaping on Page 13.

Project Entry Landscaping:

The project entries on McCarran Boulevard and Fourth Street shall include landscaping in the (NDOT) right-of-way for an area a minimum of 25' wide on both sides of the entry. The area shall include trees planted at a rate of 1 tree per 200 square feet and shall include shrubs planted at a rate of 1 shrub per 40 square feet. 50% of the shrubs shall be 5 gallon size at time of planting. Trees shall be a mix of 50% deciduous and 50% evergreen sized at 2" caliper and 8' height, respectively. See Figure 4 - Project Entry Landscaping on page 13.



ROUNDAABOUT LANDSCAPE
N.T.S.



MCCARRAN BLVD. AND W. FOURTH ST.
PROJECT ENTRY LANDSCAPE
N.T.S.

Figure 4 - Roundabout & Project Entry Landscaping

Landscape Sections Index:

All landscaped areas that are exceptions to the general landscape requirements are noted on Figure 5, the Sections Index Sheet on page 16. This figure shows the areas of unique landscape requirements including perimeter buffer area landscaping, and streetscaping on McCarran, West Fourth Street, and Twin Lakes Drive (Section D, E, F, G, H and I on pages 17, 19 & 20). It also includes the various drive aisle sections (Sections A, B, & C) described in the Vehicular Circulation discussion on page 8.

Buffer Area Landscaping:

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

- North Planter Area (North of parcels 20 thru 24; between Rockery Walls): Landscaping in the planter areas created by the rockery walls shall include 1 tree per 30 lineal feet. Trees shall consist of a mix of 75% evergreen trees and 25% deciduous trees. Deciduous trees shall be 50% 2" caliper and 50% 3" caliper at time of planting. Evergreen trees shall include a mix of 50% @ 6 foot height, and 25% @ 8 foot height, and 25% @ 10' height at time of planting. Shrubs shall be planted at a rate of 1 shrub per 40 square feet including cascading shrubs. 50% of the shrubs shall be 5 gallon size at time of planting. If 2 story buildings are constructed on 20, 21, 22, or 23 a minimum 20' wide landscape strip shall be provided north of each building in accordance with the plant types, sizes, quantities, and spacing requirements described in the "north planter area" landscaping section above. See Section D on Figure 5, Landscape Sections Index on page 16, and Section D on Figure 6, North Planter Area Landscaping on page 17.
- East Edge Buffering: Landscaping between the east property line (project perimeter) and the office buildings (parcels 11, 12, 15, 16, 17, and 24) shall include of 1 tree per 15 lineal feet. Trees shall consist of a mix of 25% deciduous trees and 75% evergreen trees. Deciduous trees shall be 50% 2' caliper and 50% 3" caliper at time of planting. Evergreen trees shall include a mix of 50% at 6 foot height, 25% at 8 foot height and 25% at 10 foot height at time of planting. Shrubs shall be planted at a rate of 1 shrub per 40 square feet. 50% of the shrubs shall be 5 gallon size at time of planting. A 6' high masonry privacy wall shall be installed along the east property line. The wall shall be constructed of materials and colors consistent with the buildings within the project. Materials and colors used for the wall construction shall be consistent for its entire length. See Section E on Figure 5, the Landscape Sections Index on page 16, and Section E on Figure 6, East Edge Buffering on page 17.

Landscape Phasing Requirements

Landscape improvements for the entire project shall consist of 4 phases. Phasing can happen in any order as long as landscape improvement phasing coincides with development of the individual parcel phasing. The phases are described as follows:

Phase A

- Upon development of parcels 1 and/or 2, perimeter landscaping for both parcels (1 and 2) shall be completed. Also, street landscaping along West Fourth Street and Twin Lakes Drive shall be completed with development of these parcels.

- Also, the Enhanced Native Landscaping along McCarran Boulevard between Fourth Street and the south McCarran entry to the project shall be completed with development of the first of either of these parcels.
- Project Entry Landscaping at the south McCarran Blvd. and W. Fourth St. entrances shall be completed (see Figure 4, p.13).

Phase B

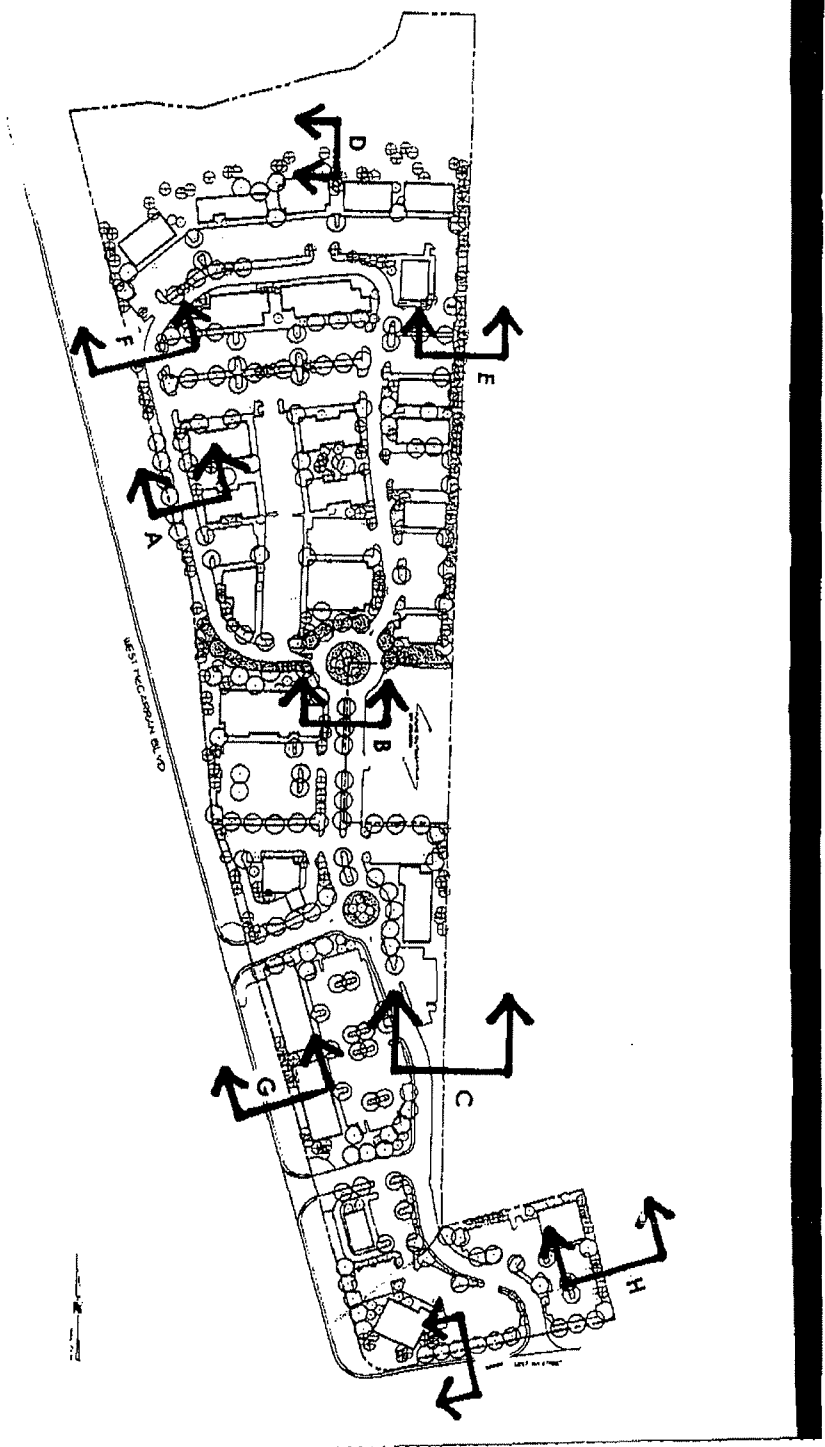
- Upon development of any of parcels 3, 4, 5, or 6, "Project Entry Landscaping" at the north McCarran entry and "Roundabout Landscaping" (see figure 4 on page 13) shall be completed by the first parcel developer of those mentioned above.
- "East Edge Buffering" landscape requirements, including the 6' masonry wall, shall be completed for the entire area located between the north side of parcel 6 and the south side of parcel 3. Landscaping of individual parcels shall be completed in accordance with parcel development.
- In addition, the "Enhanced Native Landscaping" along McCarran Blvd. between the south entrance on McCarran Blvd. and the main project entrance to the north on McCarran Blvd. shall be completed with development of these parcels.

Phase C

- Upon development of parcels 7 or 8, the "Roundabout Landscaping" for the northerly roundabout and the "Mountable Median Landscaping" (including sidewalk) between the roundabouts shall be completed with development of the first parcel.
- "East Edge Buffering" landscape requirements, including the 6' masonry wall, shall be completed for the entire length of parcel 8 upon development of that parcel.
- The north McCarran "Project Entry Landscaping" and south roundabout shall be completed with development of either parcel 7 or 8 unless already installed.

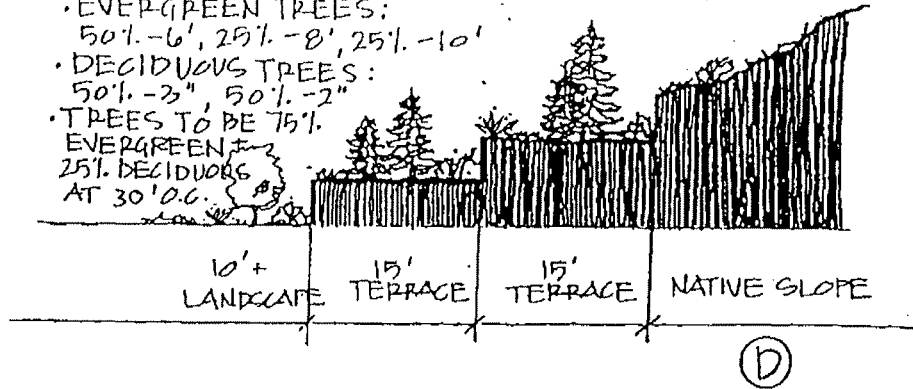
Phase D

- Upon development of the first parcel including parcels 9 thru 19 and parcel 24, the developer shall complete the entire "East Edge Buffering" requirements, including the 6' masonry wall, between the north boundary of parcel 8 and the north end of the buffering area east of parcel 24.
- Upon development of any of parcels 9 thru 24, the developer shall install the "Revegetated Slope" in the NDOT right-of-way between the north project entry on McCarran Boulevard and the north boundary of the site. Also, the developer shall install the north McCarran Blvd. "Project Entry Landscaping" and "Roundabout Landscaping" for both roundabouts if any of these parcels are developed prior to parcel 7 and/or 8.
- Upon development of the first of parcels 20 thru 24, the developer shall install the entire "North Planter Area" buffer landscape requirements.



NOTE:

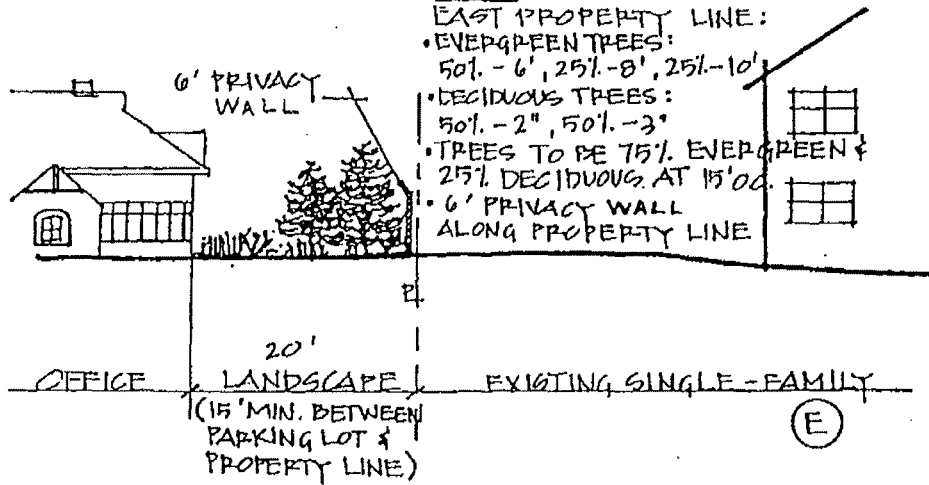
- NORTH TERRACES:
- EVERGREEN TREES:
50% - 6', 25% - 8', 25% - 10'
 - DECIDUOUS TREES:
50% - 3", 50% - 2"
 - TREES TO BE 75%
EVERGREEN
25% DECIDUOUS
AT 30' O.C.



NORTH PLANTER AREA

NOTE:

- EAST PROPERTY LINE:
- EVERGREEN TREES:
50% - 6', 25% - 8', 25% - 10'
 - DECIDUOUS TREES:
50% - 2", 50% - 3"
 - TREES TO BE 75% EVERGREEN &
25% DECIDUOUS AT 15' O.C.
 - 6' PRIVACY WALL
ALONG PROPERTY LINE

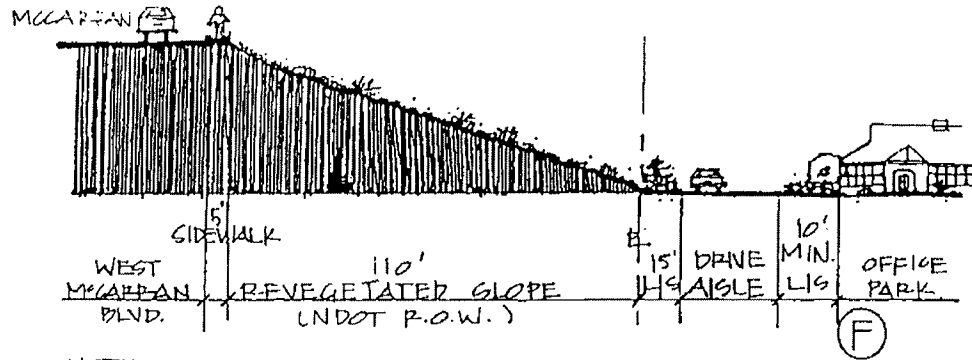


EAST EDGE BUFFERING

Figure 6 - Buffer Area Landscape

Streetscape Landscaping:

- ✱ McCarran Boulevard on-site landscaping: Landscaping on-site along the McCarran property line shall include trees planted at one tree per 30 lineal feet of street frontage (trees shall be located on-site within 10 feet of property line). Deciduous trees to be 50% at 1.5" caliper, 50% at 2" caliper. Evergreen trees to be 50% at 6' height, 50% at 8' height per the Landscape Plan. Shrub requirements: Minimum 50% of shrubs in five gallon containers or larger. A minimum coverage of 75% of the total landscaped area shall be achieved within three years of the date of planting with verification provided on the plans by the landscape architect.
- West McCarran Boulevard (beginning + 100' north of the north Project entry then north to the north boundary of the site):
All disturbed soil within the right-of-way will be revegetated with a native shrub and grass/wildflower hydroseed blend and temporarily irrigated. See Section F on Figure 7, page 19, the McCarran Streetscape.
- West McCarran Boulevard (between 4th Street then north to 100' north of the north Project entry:
Landscaping shall be provided in the McCarran right-of-way area between the edge of street improvements and the on-site improvements. This area shall be landscaped per the "Enhanced Native Area" section G on Figure 7, page 19, and the landscape plan. All disturbed areas within the NDOT right-of-way will be revegetated at a minimum with a native shrub and natural grass/wildflower hydroseed blend and temporarily irrigated. Minimum one tree per 30 lineal feet of street frontage. Deciduous trees to be 50% at 1.5" caliper, 50% at 2" caliper. Evergreen trees to be 50% at 6' height, 50% at 8' height. Trees shall consist of a mix of 50% deciduous trees and 50% evergreen trees. All trees shall be permanently irrigated. Minimum 50% of shrubs in five gallon containers or larger. A minimum coverage of 75% of the total landscaped area shall be achieved within three years of the date of planting with verification provided on the plans by the landscape architect.
- Twin Lakes Drive (adjacent to the east boundary of the site):
Landscaping shall be provided adjacent to Twin Lakes right-of-way and the on-site parking lot improvements per Section H on Figure 8, page 20 the Twin Lakes Street scape. Minimum one tree per 30 lineal feet of street frontage. Deciduous trees to be 50% at 1.5" caliper, 50% at 2" caliper. Evergreen trees to be 50% at 6' height, 50% at 8' height. Trees shall consist of a mix of 50% deciduous trees and 50% evergreen trees. Minimum 50% of shrubs in five gallon containers or larger. A minimum coverage of 75% of the total landscaped area shall be achieved within three years of the date of planting with verification provided on the plans by the landscape architect.
- West Fourth Street (Between McCarran Boulevard and the east boundary of the site):
Landscaping shall be provided between the site adjacent to the street right-of-way (NDOT) and the edge of existing street improvements. All disturbed areas within the NDOT right-of-way will be landscaped per the "Enhanced Native Landscape Area" Section 1 on Figure 8, page 20, and the landscape plan. Minimum one tree per 30 lineal feet of street frontage. Deciduous trees to be 50% at 1.5" caliper, 50% at 2" caliper. Evergreen trees to be 50% at 6' height, 50% at 8' height. Trees shall consist of a mix of 50% deciduous trees and 50% evergreen trees. Minimum 50% of shrubs in five gallon containers or larger. A minimum coverage of 75% of the total landscaped area shall be achieved within three years of the date of planting with verification provided on the plans by the landscape architect.



NOTE:

REVEGETATED AREAS TO BE HYDROSEEDED AND ESTABLISHED BY TEMPORARY IRRIGATION. SEED MIX TO CONSIST OF NATIVE DROUGHT TOLERANT GRASSES, AND WILDFLOWERS.

NOTE:

SHRUBS TO BE CLUSTERED IN RANDOM GROUPINGS ON AVERAGE 24' APART WITH SUPPLEMENTAL GRASSES AND WILDFLOWERS.

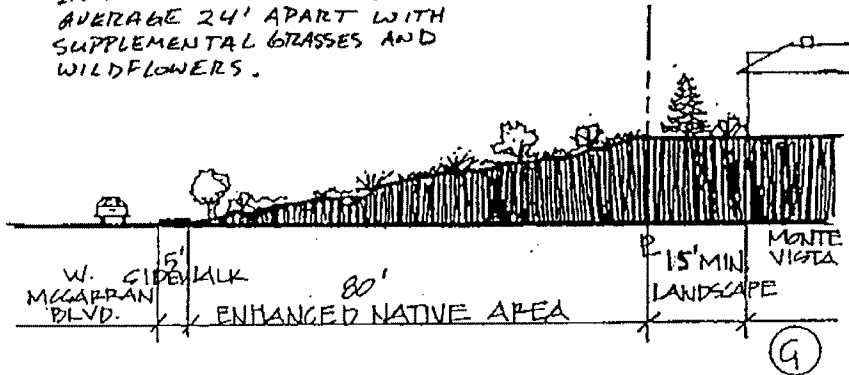
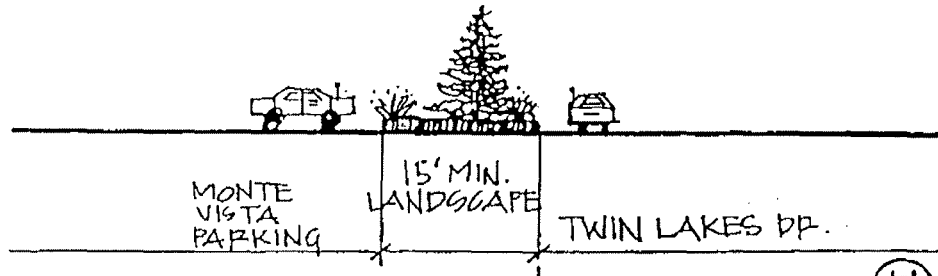
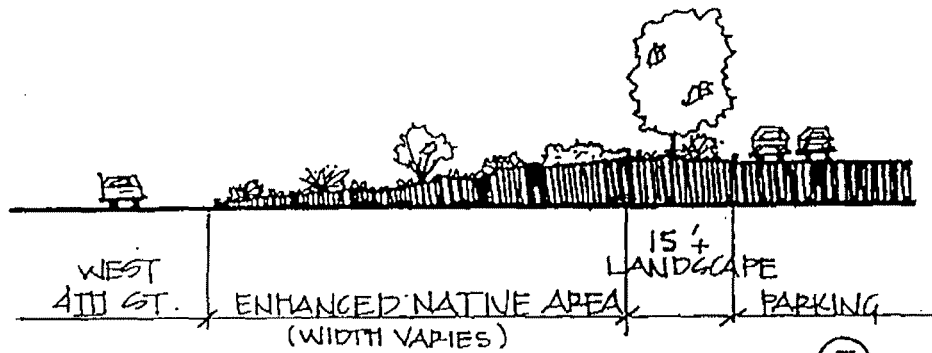


Figure 7 - McCarran Streetscape



TWIN LAKES DRIVE SECTION

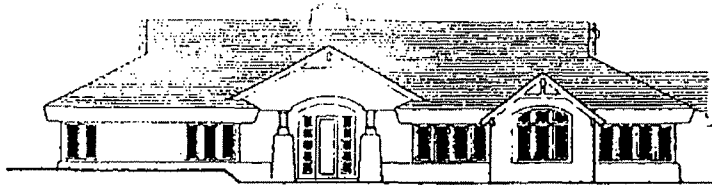


WEST FOURTH STREET SECTION

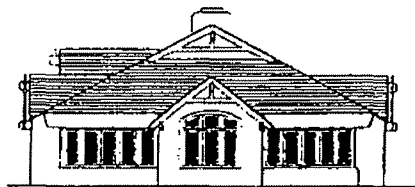
Figure 8 - Twin Lakes & West Fourth Street Streetscapes

Architecture:

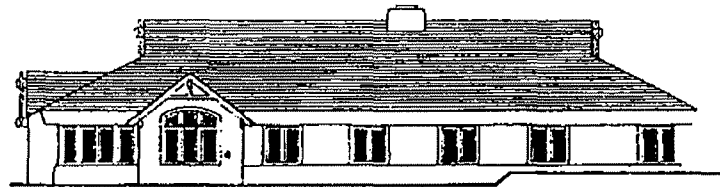
- The architectural theme shall be a village theme at a residential scale.
- The project shall predominantly use earthtone colors for the office uses such as brown, tans, dark greens, grays, and shades thereof. Pastel colors are specifically prohibited. A broad spectrum of accent colors will be allowed under the neighborhood commercial uses, however, all primary buildings colors must be visually compatible for the entire project.
- All buildings shall abide with the color scheme defined for the center with exception of signing. Signing colors varying from those above are typically requested for corporate identities.
- Most surface finishes shall be limited to earthscape textures which are non-glare, stain-muted, coarse, dimensional, or otherwise sculptured. Structures shall be characterized by earthbound materials such as clay or concrete masonry, stucco, tile, slate, wood, natural stone or other relief-textured, non-glare material. Trellis may be used as appropriate.
- Environmental controls shall be evident by the uses of external sun-shade devices, tinted glazes and interior daylight items.
- Roofing materials shall be limited to various tile types using earthtone colors such as browns, tans, greens, grays, and shades thereof which complement the building colors. Roof pitches shall be between 6 in 12 and 12 in 12. Composition tile and wood shake roofs are prohibited.
- The project shall be unified with the village theme by a common landscape and site-lighting theme throughout. A selected variety of shade trees, shrubs and ground cover shall be integrated with a repetitive site-lighting fixture to identify the project as a unified whole. Refer to Figures 9 through 11 - Architectural Elevations on Pages 22-24.



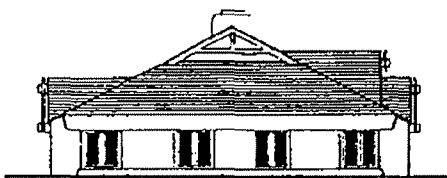
FRONT ELEVATION



SIDE ELEVATION



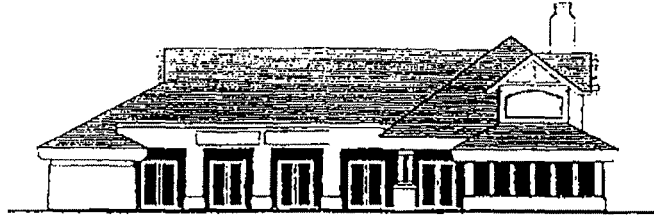
REAR ELEVATION



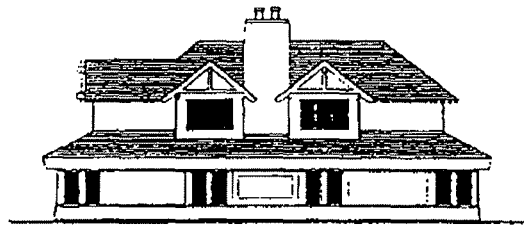
SIDE ELEVATION

PROTOTYPE OFFICE BUILDING

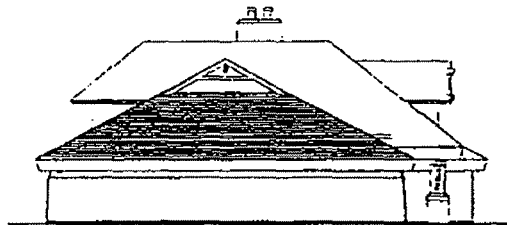
Figure 9 - Office Architectural Elevation



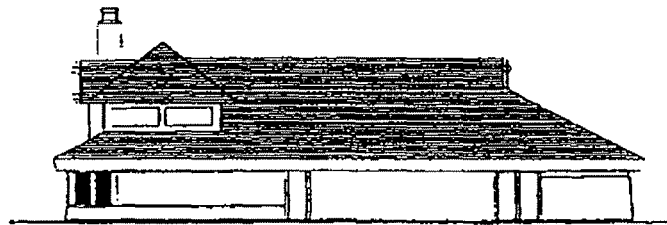
FRONT ELEVATION



SIDE ELEVATION



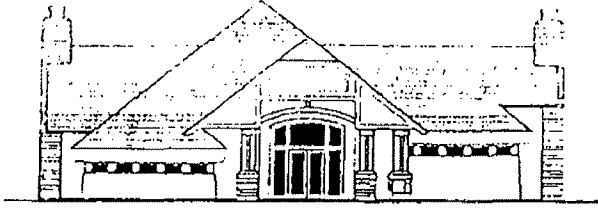
SIDE ELEVATION



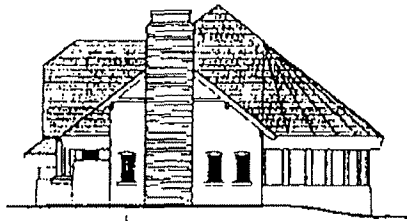
REAR ELEVATION

MULTI-TENANT RETAIL SHOPS

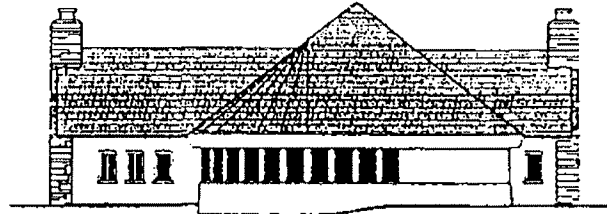
Figure 10 - Retail Architectural Elevations



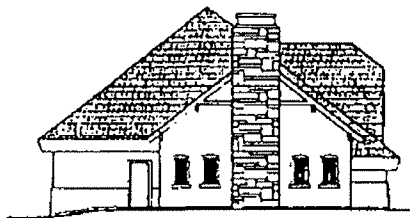
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

RESTAURANT

Figure 11 - Restaurant Architectural Elevations

Signs:

All signs shall conform to the requirements set forth herein. All signs shall conform to the ordinances of the City of Reno which shall supersede the requirements set forth herein if such ordinance is more restrictive. The size, color, letter, style, and design specifications shall be subject to the approval of the City of Reno Community Development Department during building permit application review.

Pylon Signs:

- ▶ One pylon sign shall be permitted (on McCarran Boulevard) and shall not exceed 25 feet in height. The pylon sign may be used in lieu of the Free Standing Monument sign. Sign location may be either on-site (within the property boundary) or may be located in the NDOT right-of-way between the project entry and the Fourth Street intersection. The pylon sign shall be limited to a maximum display area of 200 square feet including a center identification panel (optional) and a maximum of ten double-sided tenant panels. Lettering height of tenant identification panels shall not exceed 3 feet. The pylon sign may be internally illuminated. See Figure 12, Pylon Sign Concept, page 27.

Free Standing Monument Signs:

- ▶ One free standing monument sign with the name "Monte Vista Village" on West McCarran Boulevard may be located within the Common Area or the NDOT right-of-way with an encroachment permit. One similar sign may be permitted near the Fourth Street Entry. The structure of these signs shall be a maximum of 10' in height (height referenced to finished grade) and 14' in length containing a sign area not to exceed 50 square feet for each sign. These signs shall not be internally illuminated. See Figure 13 - Monument Sign Concept on Page 28.
- ▶ One monument sign shall be permitted on parcel 2 adjacent to either West Fourth Street or McCarran Boulevard, not to exceed 4' in height and 30 square feet of display area, for the purpose of displaying gasoline prices only.
- ▶ Individual building directory signs may be located adjacent to each office building. Each sign shall conform to the following criteria.
 - This sign shall be no more than four (4) feet in height and no more than three (3) feet in length.
 - Materials including colors, style and construction shall be the same as or complimentary to the building.
 - The sign may display only the street address, single occupant business name and business logo, a building name, or "Center" identity.
 - The sign shall not be illuminated.
- ▶ A directory sign for the office portion of the complex identifying the building locations shall be located in the north roundabout area. This sign shall be a monument sign a maximum of 5' in height (from street grade) and 10' in length. The sign shall match the architectural style of the complex and shall not be internally illuminated but may be up-lighted. Refer to Figure 14 - Roundabout Sign Concept on Page 29.
- ▶ All free standing monument signs shall be located so as to not interfere with sight distance for vehicles either entering or exiting parking areas or along the curves of the streets within the Center.

Building Wall Signs

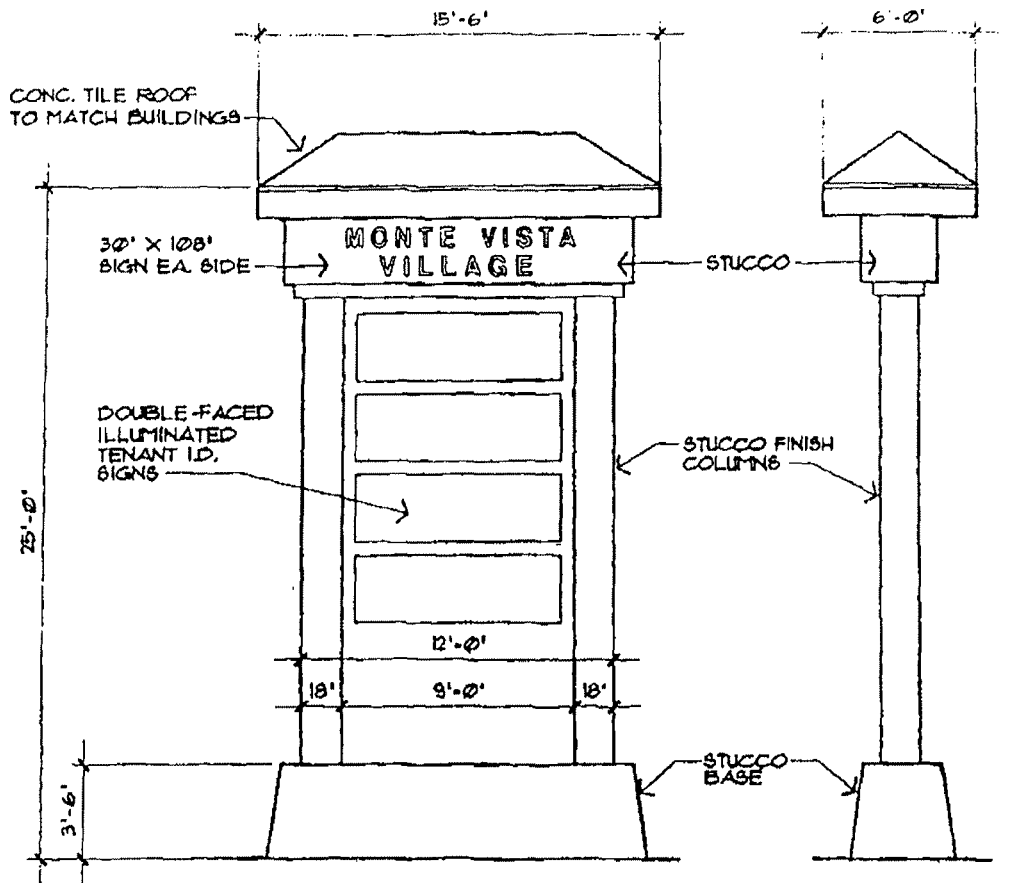
Commercial/Retail Uses (Parcels 1 thru 8*):

- Wall signs shall be no more than three (3) feet in height with letters not to exceed 24" in height and shall be limited to a maximum of one (1) square foot of sign area per lineal foot for each building elevation. Signs may be back lighted, but may be no more than six inches in depth. Wall signs shall not be permitted on the north and east sides of any building elevation, except for parcels 1 thru 5 which will be permitted wall signs on the north and east sides. Wall signs on parcels 6 and 8 shall be allowed on the west building elevation only. Wall signs shall be limited to a maximum of one sign per tenant per building elevation. ✕
- Under-eave signs containing the name of the business with letters no more than 6" inches in height and illuminated may also be placed on buildings to inform pedestrians of building locations where more than one business is located in a building. One under-eave sign per tenant shall be permitted at the front of building entrances only. Under-eave signs shall be limited to a maximum of one sign per tenant per building.

Office Uses (Parcels 7 thru 24*):

- Wall signs shall be permitted on the west and south elevations of the office buildings. Wall signs shall be limited to 24" (inches) in height and sign area shall be limited to 1/4 square foot per lineal foot of building elevation. Office wall signs shall not be illuminated. Wall signs on parcels 11, 12, 15, 16, 17, and 24 shall be allowed on the west building elevation only. ✕

*Should parcels 7 and/or 8 be developed as office, office sign standards shall apply. Should parcels 7 and/or 8 be developed as commercial/retail, commercial sign standards shall apply.



FRONT ELEVATION
(SEE PYLON SIGN REQUIREMENTS,
PAGE 25, FOR DETAILS)

SIDE ELEVATION

PYLON SIGN

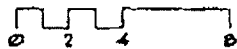
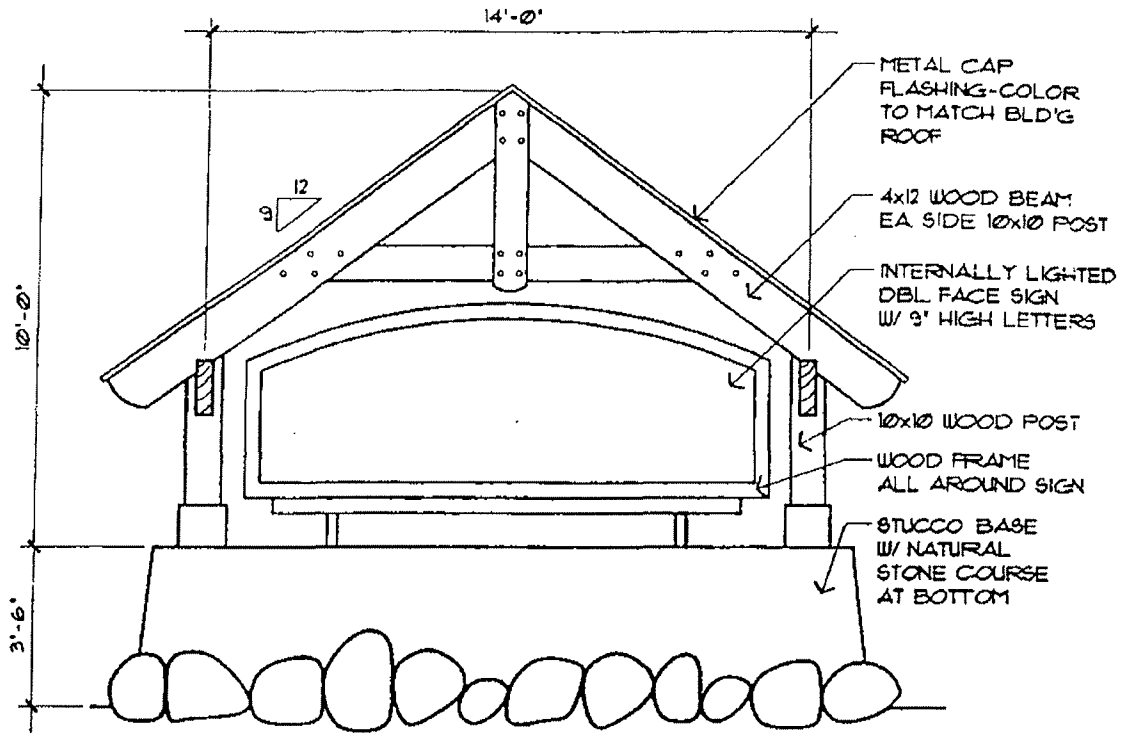


Figure 12 - Pylon Sign Concept

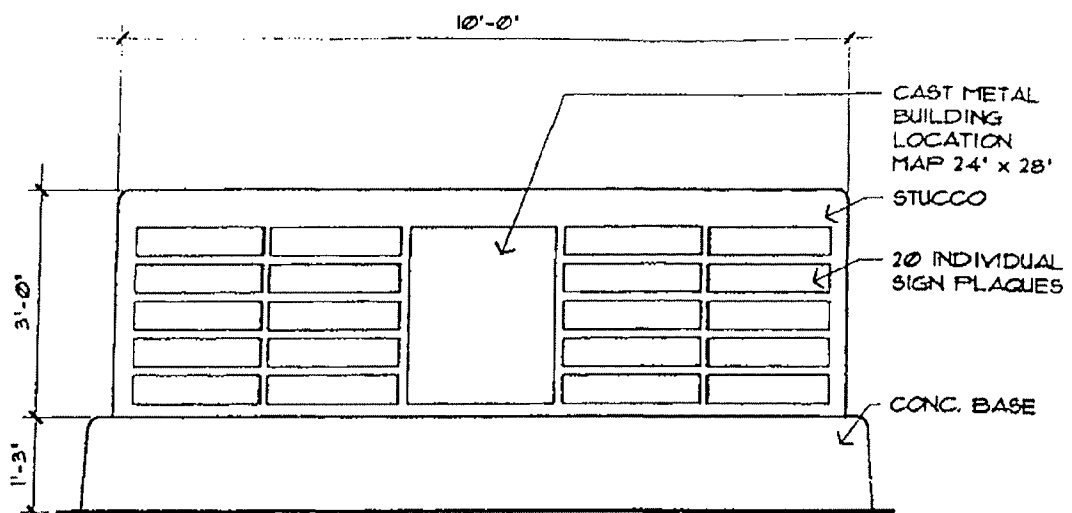


MAIN MONUMENT SIGN ELEVATION

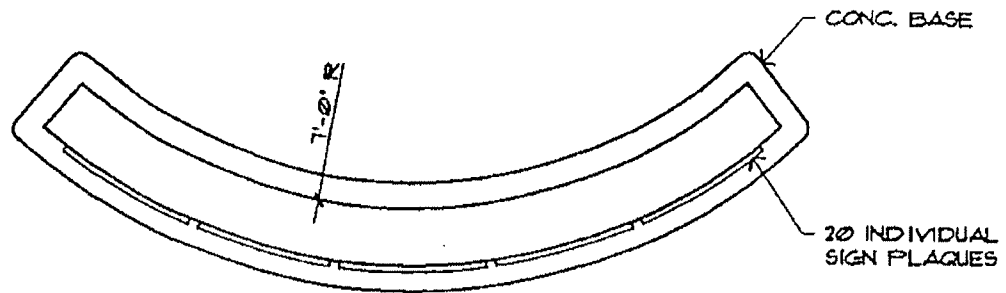
0 1 2 3 4 FEET

(SEE FREE-STANDING MONUMENT SIGN DETAIL, PAGE 25, FOR DETAILS)

Figure 13 - Monument Sign Concept



ELEVATION



PLAN VIEW

DIRECTORY SIGNS

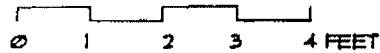


Figure 14 - Roundabout Sign Concept

Exterior Lighting

- All exterior site-lighting shall be complimentary in appearance, color, style, type and performance.
- Site lights for parking areas shall be located such that they do not illuminate other adjacent properties. The lights must be designed and maintained to produce at least 0.1 foot-candle of light at pavement level throughout the parking area. Refer to Figure 15 - Directed Lighting Concept on page 32.
- Lights for walkways shall not exceed 2'0" in height. Exterior lights on buildings shall be specific for that structure and shall not illuminate other properties or structures.
- Light standards shall be limited to fourteen (14) feet in height for the office park parcels. Light standards not exceeding 25 feet in height may be used in the commercial/retail area with luminaire shielding such that all luminaires are not visible from a line of sight of abutting residential properties.
- Lighting shall be shielded as needed to prevent glare onto adjoining residential properties.
- Future light standards must reasonably match existing lighting standards for exterior and building lighting.
- No light standards shall be placed within forty (40) feet of residential properties.
- A final photometric plan showing fixture type, height and location, light intensity at ground level, and light spillover from light fixtures shall be required with each building permit application. A master lighting plan may be used in lieu of individual lighting plans if all lighting is installed by the master developer.

Mechanical Equipment

- Unless otherwise specified in Title 18 of the Reno Municipal Code, all roof top mechanical equipment shall be screened from view of adjacent streets and residential areas at all times. All ground level mechanical equipment shall be screened by architectural or landscape elements. Refer to Figure 16 - Rooftop Screening Concept on Page 33.
- Screening of other utility equipment including gas and water meters shall be provided with landscaping, or some other method to the satisfaction of city staff and shall not be visible from McCarran Boulevard, Fourth Street, and adjacent residential uses.

Refuse Collection

- Refuse collection areas shall be designed as an integral part of each individual building and shall be screened by architectural and landscape elements. Trash enclosure materials and colors shall be consistent with building colors. Provisions for dumpster enclosures shall be incorporated into individual site plans where applicable. All trash enclosures shall utilize solid view screening gates. Refer to Figure 17 - Service Area Screening Concept on Page 34.

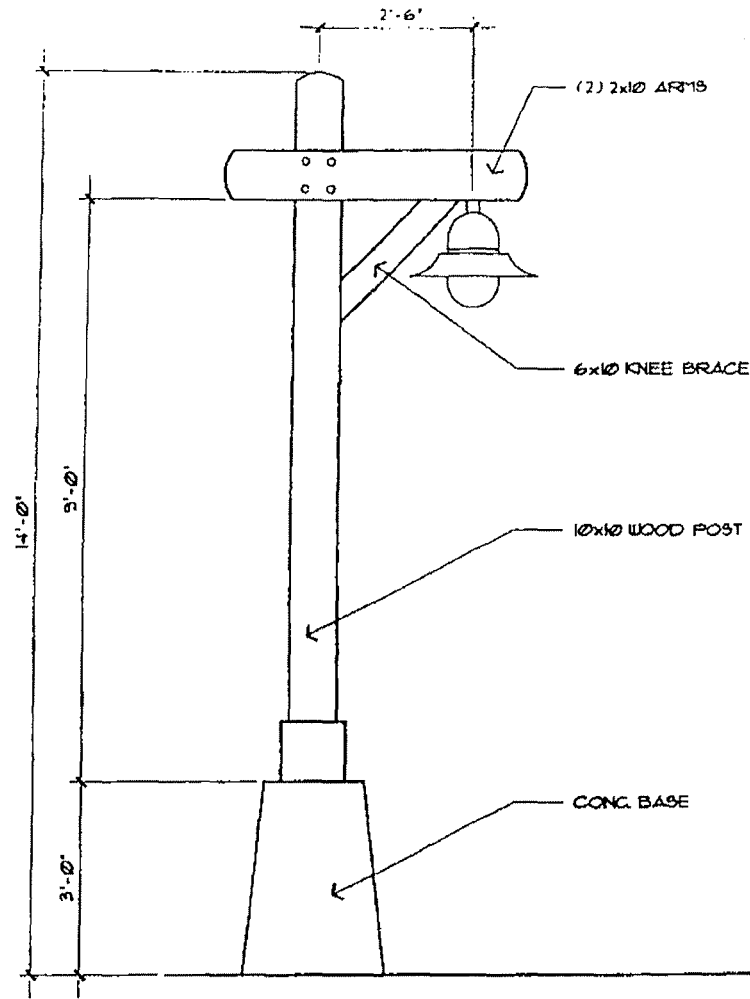
Common Area Open Space and Parking

- Common area shall be as shown on the plan of the development as approved by the City Council. All parking and access areas shall be subject to the blanket reciprocal parking and access easements as recorded for this project.

Common Area Maintenance

- Common Area Maintenance shall include all parking lots, access/circulation aisles and other paved areas including sidewalks, all on-site landscaping, building exteriors, signs, on-site lighting, NDOT right-of-way landscaping, snow removal, and detention basins. A method for common area maintenance shall be approved by city staff and recorded prior to the issuance of any building permit.

- **Landscape Maintenance:** All landscape areas must be maintained in accordance with city code and the common area maintenance agreement for the project.



POLE LIGHT ELEVATION

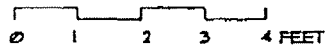


Figure 15 - Directed Lighting Concept

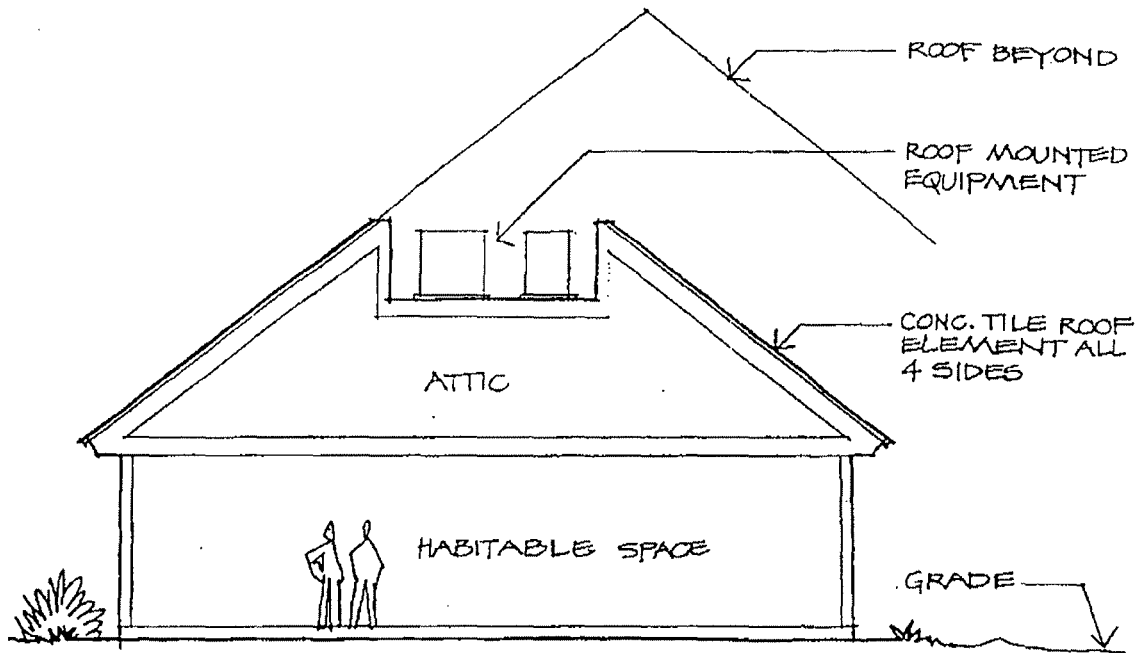
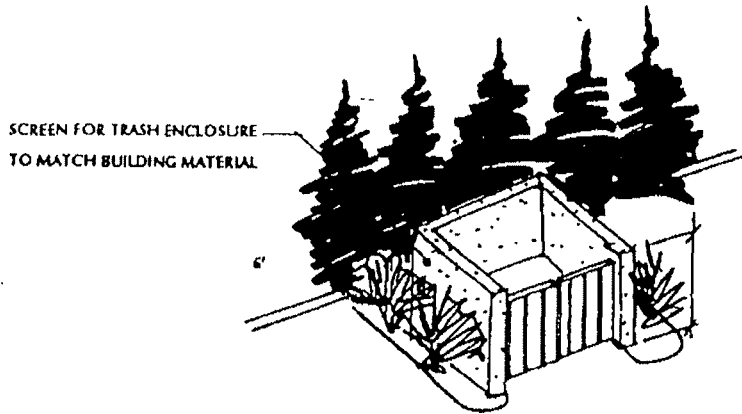
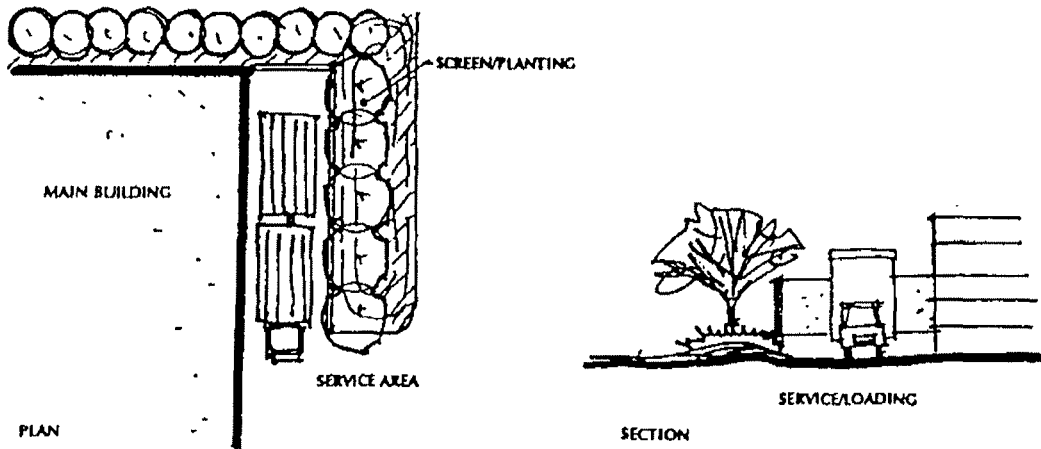


Figure 16 - Rooftop Screening Concept



SCREEN TRASH ENCLOSURE



SCREENING AT SERVICE/LOADING AREAS

SERVICE AND UTILITY AREAS

Figure 17 - Service Area Screening Concept

Table 3 - Development Standards Compliance Checklist (Refer to applicable section for specific details on each standard)

Zoning Standards	Commercial Uses	Office Uses
Maximum Building Cover	25%	35%
Floor Area Ratio - 2 story only	N/A	70%
Landscape Area Required	15%	20%
Maximum Height (feet)	1 Story	2 Story allowed on parcels 9, 10, 13, 14, 18, 19, 20 thru 23
Yard and Setback Dimensions		
Minimum Building Separation	20'	20'
West McCarran Blvd.	15'	15'
West Fourth Street	15'	15'
Twin Lakes Drive	15'	15'
East Property Line	20'	20'
Parking Lot Setback	5'	10'
*15' from east property line, W. Fourth St., Twin Lakes Dr. & McCarran Bl.		
Internal Parcel Line	5'	5'
Circulation/Drive Aisle	10'	10'
**5' next to abutting mini-storage area		
Parking		
Spaces Required		
General Office (Parcels 9 thru 24 only)	4 per 1,000 sq. ft.	
Medical Uses	6 per doctor	
Fast Food Restaurant	13 per 1,000 sq. ft. + 1 per employee for the largest shift	
Sit Down Restaurant	10 per 1,000 sq. ft. + 1 per employee for the largest shift	
Retail	5 per 1,000 sq. ft.; for uses with gas pumps - spaces adjacent to gas pumps are credited towards total spaces required.	
Financial Institutions	1 stall per 250 sq. ft. of GFA	

Architecture	Standards/Criteria
Colors	Earhtones (browns, tans, dark greens, grays, or similar shades). Accent colors will be allowed in Neighborhood Commercial uses, but must compliment primary colors.
Surface Materials	Masonry, Stucco, Tile, Slate, Wood, Natural Stone or Similar
Roofing Materials	Tiles (Composition tile and wood shake roofs are prohibited)
Roof Pitches	6 in 12 or 12 in 12
Signs	Standards/Criteria
Pylon Signs	One sign permitted not to exceed 25' in height. Sign allows 10 individual panels double-sided, a center identification space, and a maximum of 200 square feet of surface area.
Center Monument	10' Maximum Height, 14' Maximum Length, not illuminated. Located on McCarran and/or Fourth Street near the project entries (not to exceed 50 sq. ft. of sign area).
Roundabout Sign	One directory sign located in the roundabout identifying the building locations. Maximum of 5' in height and 10' in length.
Wall Signs (Commercial/Retail)	Retail uses only. Maximum 3' Height w/Maximum Letter Height of 24". Not to exceed 1 sq. ft. Of Sign area per Lineal Foot of Building
Elevation	Allowed on the west and south building elevations only.
Wall Signs (Office)	Office uses only. Maximum 2' Height w/Maximum Letter Height of 24". Not to exceed 1/2 sq. ft. of sign area per Lineal Foot of Building Elevation. Allowed on the west and south building elevations only.
Individual Building Directory Sign	One per office building. Maximum 4 ft. Height and 3 feet in length.
Landscaping	Standards/Criteria
Required Area	20% Minimum of total parcel area for Office. 15% Minimum of total parcel area for Commercial. All of the NDOT right-of-way area.
General Tree Size	Deciduous: 50% 2" Caliper, 50% 1.5" Caliper Evergreen: 50% 6' Height, 50% 8' Height
Shrubs	50% must be 5 gallon container or larger at time of planting.
Shrub Coverage	Minimum 75% coverage of landscape areas within 3 years of planting with verification provided by the landscape architect upon submittal of the building permit plans.
Parking Lot	One 2" caliper deciduous tree per every 10 spaces

Buffer Area (North Planter Area)	Landscaping in the planter areas created by the rockery walls shall include 1 tree per 30 lineal feet. Trees shall consist of mix of 75% evergreen trees and 25% deciduous trees. Deciduous trees shall be 50% 2" caliper and 50% 3" caliper at time of planting. Evergreen trees shall include a mix of 50% @ 6 foot height, and 25% @ 8 foot height, and 25% @ 10' foot height at time of planting. See Section D on Figure 6, Landscape Sections on page 17.
Buffer Area (East Property Lines)	Minimum one tree per 15 lineal feet; Mix of 25% deciduous and 75% evergreen. Deciduous trees: 50% at 2" caliper and 50% 3" caliper; Evergreens: 50% at 6' height, and 25% at 8' height and 25% at 10' height.
Off-Site Landscaping	West McCarran Boulevard in NDOT right-of-way. See Figure 7, Sections F and G on page 19 and the Landscape Plan. West Fourth Street in the NDOT right-of-way. See Figure 8, Section I on page 20 and the Landscape Plan. Twin Lakes Drive. See Figure 8, Section H on page 20 and the landscape plan.

Drive-thru Facilities: Compliance Checklist

Service driveways (pick-up windows) and vehicle storage lanes will be screened with either plantings, berming, walls, or fences to the same requirements as parking lots.

Views of vehicle headlights in service/vehicle storage lanes from off-site will be screened similar to parking lots.

Safe usage of walk-up facilities such as automatic teller machines (ATM) will be provided by establishing well-lit areas which are visible from a street or parking area.

Minimum drive-thru lane length shall be 140 feet.



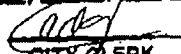
Office of the City Clerk

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

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

February 25, 1998

Robert Eisan
4601 W. Fourth Street
Reno, NV 89510

FILED THIS DATE
3-1-98
BY: 
CITY CLERK

RE: Case No. 140-98 (Monte Vista Village)

Dear Applicant:

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

- A. Annexation of two parcels containing ± 1.93 acres, by ordinance;
- B. A Master Plan amendment from Medium Density Residential (7-21 du/ac) to a mixed designation of Neighborhood Commercial/Employment on ± 20.44 acres, by resolution, subject to a finding of conformance by the Regional Planning Commission; and
- C. A zoning map amendment from SFR-15 (Single Family Residential), MF-21 (Multi-Family) and AC (Arterial Commercial) to SPD (Specific Plan District) on ± 20.44 acres to permit development of $\pm 172,360$ square feet of office and commercial space on the site, which is located on the northeast corner of the McCarran Boulevard/West Fourth Street intersection, by resolution of intent, (including the addition to Exhibit A as contained in the staff memo to the Planning Commission dated January 21, 1998), 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.

Robert Eisan
Case No. 140-98 (Monte Vista Village)
February 25, 1998
Page 2

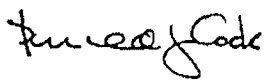
2. The SPD Handbook shall incorporate the changes indicated on the attached Exhibit A, the conditions of NDOT and RTC staff contained in Exhibits B and C, and any other revisions deemed appropriate by the Planning Commission and City Council added at the respective public hearings. No construction activity shall take place on the ±20.44 acre site until the SPD ordinance is in effect on the property.
- 2b. The applicant shall revise and submit a final Development Standards Handbook and a statement of purpose and plan to staff within four months of the date of City Council approval; any revisions and corrections required by staff must be completed within two months from the date of notification by staff. Failure to comply with either of these time limits shall render this approval null and void.
3. The applicant shall apply for and receive approval of a special use permit and tentative map (as applicable) on the site, prior to commencement of any construction on the site.

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

The approved zone change will become effective upon compliance with the above conditions and 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 Resources
Nevada Department of Transportation
Regional Transportation Commission
MDC Construction
Susan Weber Mardian
Cornerstone Capital
John Krmptotic, Codega Planning & Design

EXHIBIT B p 1

Regional Transportation Commission

Planning Department ♦ 600 Sutro Street ♦ Mailing Address: P.O. Box 30002 ♦ Reno, Nevada 89520-3002
Telephone 702-348-0480 ♦ FAX 702-348-0450

Thomas H. Herndon, Chairman
John R. Mayer, Vice Chairman

James M. Shaw, Commissioner
David Aiazzi, Commissioner
Michael C. Mouliot, Commissioner
Celia G. Kupersmith, Executive Director

January 7, 1998

FR: Chrono/SH 81-98

RECEIVED

JAN 08 1998

CITY: ...
Community: ...

Ms. Laura Tuttle, Principal Planner
Development Services Division
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: CASE NO. 140-98 MONTE VISTA VILLAGE—TRAFFIC REPORT SUPPLEMENT

Dear Laura:

The supplement to the applicant's traffic report does not address concerns expressed in our letter to you dated November 12, 1997 (copy enclosed). As a result, staff is unable to determine project impacts or comment on the ability of planned transportation facilities to accommodate increased traffic resulting from approval of the requested master plan amendment.

RECOMMENDATIONS:

1. Staff recommends the subject request be deferred until traffic impacts are properly assessed as indicated in our letter of November 12, 1997.

Should the subject request be approved without the above analysis, staff has the following recommendations:

2. Adequate setbacks or an offer of dedication should be required to protect right-of-way, if needed, to widen McCarran Boulevard next to the site from four to six through-lanes with bike lanes and sidewalks.
3. The applicant should be required to provide bus stop improvements to the satisfaction of RTC staff and to the approval of the City Engineer and the State of Nevada Department of Transportation.
4. Due to heavy traffic volumes projected in the future, access to the site from McCarran Boulevard should be shared with adjacent properties. Located a minimum of 235 feet from the intersection with West Fourth Street and turning movements limited to right-in and right-out.

Page 2

DISCUSSION:

Staff is concerned with the impact of the subject request on the ability of transportation facilities to operate at established levels of service. The subject request represents development activity that has not been forecast by city staff for inclusion in the RTC travel-forecasting model, which projects future traffic volumes and determines transportation facility needs identified in the Regional Road Impact Fee Capital Improvements Program (RRIF CIP) and the Regional Transportation Plan for Washoe County (RTP).

Development of the subject project could add 5,000 or more daily trips to the regional network impacting facilities other than the project driveway. To properly measure traffic impacts of the subject request and determine potential improvements not identified in the RRIF CIP or the RTP, the applicant's consultant must contact RTC staff to schedule new model runs for the years 2007 and 2015 that reflect development of the project site. The directions of traffic circulation and conditions on regional facilities are usually quite different in the morning and evening peak-traffic periods. For this reason, RTC model runs and consultant analyses of future-year conditions should be conducted for both morning and evening peak-periods.


To maintain the policy Level of Service for McCarran Boulevard (LOS E), the RTP currently shows increasing volumes of future traffic will require McCarran Boulevard to be widened from four to six through-lanes from West Fourth Street to I-80 between the years 2006 and 2015. Bike lanes are shown in the RTP on McCarran Boulevard next to the site. Public transportation is provided to the site by Citifare Route 19. The requested land uses typically generate pedestrian, transit, and bicycle activity. Alternatives such as walking and bicycle use should be accommodated and encouraged by requiring commercial projects to provide bicycle parking facilities and all-weather, pedestrian improvements both internal to the site and along adjacent roadways.

The RRIF CIP does not currently include the above widening of McCarran Boulevard because it is considered a long-range need (20-year horizon), and the RRIF CIP includes only those projects identified to be completed within 10 years. The issue of providing RRIF credits for right-of-way dedications needed beyond the ten-year limit of the RRIF CIP will be addressed in the RRIF CIP update process expected to be completed in the spring of 1998. Questions regarding the Regional Road Impact Fee (RRIF) should be directed to RTC Engineering Manager Derek Morse (348-0171), who is the RRIF Administrator for the RTC.

Page 3

Thank you for the opportunity to review the above project. Please feel free to contact Joe Sikorski of my staff at 348-0480 if you have any questions or comments.

Sincerely,



Jack Lorbeer, Principal Planner
Street and Highway Section

JML/JMS/dsc
Enclosure

cc: Reno City Council
Jim Poston
Scott Thorson
Richard Nelson
Keith Lockard
Derek Morse
David Jickling

01191297T.818

Regional Transportation Commission

Planning Department ♦ 600 Sutro Street ♦ Mailing Address: P.O. Box 30002 ♦ Reno, Nevada 89520-3002
Telephone 702-348-0480 ♦ FAX 702-348-0450

Thomas H. Herndon, Chairman
John R. Mayer, Vice Chairman

James M. Shaw, Commissioner
David Aiazzi, Commissioner
Michael C. Mouliot, Commissioner
Celia G. Kupersmith, Executive Director

November 12, 1997

EXHIBIT B p4

FR: Chrono/SH 81-98

Ms. Laura Tuttle, Principal Planner
Development Services Division
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: CASE NO. 140-98—MASTER PLAN AND ZONING MAP AMENDMENTS,
ANNEXATION, TENTATIVE MAP, AND SPECIAL USE PERMITS FOR MONTE
VISTA VILLAGE

Dear Laura:

Staff has reviewed the subject request and accompanying traffic report. To determine the ability of regional transportation facilities to accommodate new traffic resulting from approval of the subject request, staff has the following recommendation.

RECOMMENDATION:

The applicant should be required to amend the submitted traffic report so that staff may consider the following project impacts.

1. Evaluation of the relative impacts of development of the subject site for existing and proposed Master Plan designations.
2. Evaluation of conditions during the AM peak-hour of adjacent-street traffic.
3. Analysis of future-year (2007 and 2015) conditions.
4. Analysis of project driveways should identify facility improvements or modifications necessary to provide access to the subject development.
5. To properly assess the amendment request before beginning the above analyses, the applicant's consultant should contact RTC staff to schedule model runs that will provide traffic projections and identify planned transportation facilities. The consultant will also need to work with City staff to adjust the land-use data used in RTC's travel forecasting model so that traffic projections reflect conditions

E IRJT B PS

assuming both existing and proposed Master Plan designations for the expected year of project build out as well as the years 2007 and 2015.

DISCUSSION:

Staff is concerned with the impact of the subject request on the ability of transportation facilities to operate at established levels of service. The project is expected to generate approximately 7,240 average daily trips, with 450 trips occurring during the morning peak-period of adjacent-street traffic and 720 trips during the evening peak-period. The applicant's traffic report lacks sufficient information, and RTC staff is unable to comment on the traffic impacts of a master plan amendment of this scale without the additional regional analysis identified recommended in items 1. through 5 above.

Comprehensive analyses are undertaken by Reno Community Development Department and RTC staff in development and periodic updating of the Regional Road Impact Fee (RRIF) Capital Improvements Program (CIP). In recognition of these efforts and in response to requests from the development community, the RTC Technical Advisory Committee approved the RRIF Traffic Report Guidelines in October of this year (copy attached). The guidelines represent a policy change resulting in a considerable reduction in the number of development proposals for which a traffic report is recommended.

The subject request represents a development proposal that has not been forecast within the 20-year planning horizon as well as a significant change in master-planned land-use. The attached guidelines specify these and other situations where a traffic report may be needed to measure traffic impacts and determine potential improvements not identified in the RRIF CIP or the Regional Transportation Plan for Washoe County. The RRIF Traffic Report guidelines also provide an outline of specific analyses, including those recommended in items 1. through 5. above.

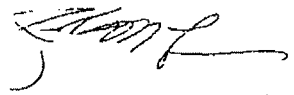
Based on a study of local employment sites and depending on specific land uses developed, staff calculates approval of the subject request will result in from 290 to 570 employees at the subject site. Our forecasting-model land-use data does not indicate any growth in employment in the 20-year horizon for the TAZ in which the request is located. RTC staff is prepared to conduct model runs to project future traffic volumes as explained in item 1. above. Before beginning these model runs, we request that the applicant's consultant coordinate with Community Development Department and RTC staff to determine where and how employment growth will be shifted from TAZ's within the same planning "area". This step is necessary to ensure that land-use assumptions used in the RTC travel-forecasting model are consistent with approved master-plans and the Washoe County Consensus Forecast.

EXHIBIT B p6

Page 3

Thank you for the opportunity to review the above project. Please feel free to contact Joe Sikorski of my staff at 348-0480 if you have any questions or comments.

Sincerely,



Jack Lorbeer, Principal Planner
Street and Highway Section

JML/JMS/dsc
Enclosure

- cc Reno City Council
- John Krmpotic
- Richard Nelson
- Steve Varela
- Keith Lockard
- Derek Morse
- Chris Louis

11911977.218



BOB MILLER, Governor

EXHIBIT C PI
STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

RECEIVED
DEC 24 1997
CITY OF RENO
Community Development Dept.

TOM STEPHENS, P.E., Director

December 22, 1997

In Reply Refer to:

Jim Poston, P.E.
Jeff Codega Planning/Design, Inc.
433 West Plumb Lane
Reno, NV 89509

Traffic Study for
Monte Vista Village

Dear Jim:

The Nevada Department of Transportation has reviewed the traffic study for the Monte Vista Village located on the northeast corner of West McCarran Boulevard and West 4th Street. The following list of comments reflect the concerns of the Department.

1. The executive summary indicates that exiting left turns onto McCarran should be prohibited after occupancy of more than 30% of the proposed project occurs. Even though, this movement may work up to 30% occupancy of the site, the restriction of this left turn may become complicated due to the opposition from businesses which have been in operation up to that time. Therefore, the developer will be required to restrict the left out movement prior to any occupancy. The restriction to the exiting left turn onto West McCarran will be restricted with the design of the site. No worm islands will be allowed on West McCarran to prevent this movement.
2. The study will need to include both a.m. and p.m. analysis for current, 10 year, and 20 year projections. Due to this, please provide the following information for the study area:
 - a. Trip distribution Diagram
 - b. Trip assignment Diagram
 - c. Background traffic adjusted for 10 and 20 years
 - d. Level of Service (LOS) calculations
 - e. LOS rating in tabular form by intersections
3. The study indicates that the storage on 4th Street is adequate for west-to-south left turns at McCarran Boulevard, together with the east-to-north left turns at the project entrance. The site plan shows no left or right turn pocket on 4th Street. Please update the site plan to indicate left turn lanes and right turn lanes as they currently exist. The left turn storage for the west-to-south movement onto McCarran Boulevard may not be shortened as a result of this project. The developer will be required to widen 4th Street to include a left turn lane for the project entrance, if right-of-way allows, otherwise, this approach will be restricted to a right-in right-out approach.

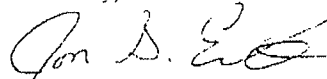
EXHIBIT C PZ

4. The developer will be responsible for constructing the left turn island on the east leg of 4th Street for the movements discussed in item 3.
5. The developer will be responsible for any modifications to the existing median islands on McCarran Boulevard for the left turns into the development.
6. All signing and traffic delineation shall be in accordance with either the Manual on Uniform Traffic Control Devices or the State of Nevada Standard Plans for Road and Bridge Construction.
7. The study must include the left turn storage calculations and methods. Use the highest a.m. or p.m. volume to determine the needed storage capacity.
8. An encroachment permit from NDOT will be required for any work performed within NDOT right of way. Please provide a site plan for each phase of the proposed project. Each site plan should show detailed work that is proposed within State Right of Way. Review of the final plans will be done at that time. All concerns in this letter must be addressed prior to submitting the permit application. Please call Ms. Tracy Larkin, Engineering Services Manager, at 688-1250 for more information.

The Department reserves the right to incorporate further changes and/or comments as the design review advances.

If you have any questions please contact me at 888-7566

Sincerely,



Jon S. Lio, P.E.
Asst. Chief Traffic Engineer

JSE:img

cc: Rick Nelson, Dist. II
Julie Masterpool, Dist. II
Tracy Larkin, Dist. II Permits
Scott Thorson, Traffic
Laura Tuttle, City of Reno
Jack Lorbeer, Washoe RTC



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

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

September 25, 2001

FILED THIS DATE

9 27 01
BY: [Signature]
CITY CLERK

McCarran Partners, LLC
Attn: Dan Adams
26076 Getty Dr. #A
Laguna Niguel, CA 92677

RE: LDC02-00042 (Monte Vista Village Amendment)

Dear Applicant:

At a regular meeting held September 25, 2001, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a zoning map amendment to amend the Design Standards Handbook for the Monte Vista Village Specific Plan District (SPD) to allow additional land uses in the office and neighborhood commercial areas on a ±21 acre site located on the northeast corner of South McCarran Boulevard and West 4th Street in a SPD (Specific Plan District) zone, by ordinance.

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

Sincerely,

Donald J. Cook
City Clerk

DJC:cdg

McCarran Partners, LLC, Attn: Dan Adams
LDC02-00042 (Monte Vista Village Amendment)
September 25, 2001
Page 2

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services



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

September 11, 1998

McCarran Partners, LLC
26076 Getty Drive #D
Laguna Niguel, CA 92677

FILED THIS DATE
9 11 1998
BY: [Signature]
CITY CLERK

RE: Case No. 140-98 (Monte Vista Village)

Dear Applicant:

At a regular meeting held September 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 tentative map to develop a 27 lot office and commercial subdivision, subject to the following conditions; and
- B. A special use permit to allow for development of 109,050 square feet of office and 63,310 square feet of neighborhood commercial space on a ±21.25 acre site located on the northeast corner of the McCarran Boulevard/West Fourth Street intersection in the SFR-15 (Single Family Residential), MF-21 (Multi-Family) and AC (Arterial Commercial) zones under resolution of intent to SPD (Specific Plan District), subject to the following conditions:

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

- 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.

Urban Design:

3. Prior to approval of either a final map or building permit, whichever occurs first, the applicant shall provide proof to City staff that the excess NDOT right-of-way located west of pads U, V, W and X has been acquired.
4. All rockery walls within the project shall utilize colors consistent with the adjacent soils upon which they will be placed.
5. Prior to approval of either the first final map or building permit, the applicant shall have a maintenance agreement approved to provide center association maintenance for all right-of-way landscaping adjacent to the site on McCarran Boulevard and West Fourth Street in accordance with the Common Area Maintenance Provisions on page 30 of the SPD Design Standards Handbook.

Public Safety and Improvements:

6. 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.
7. 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 and private street improvements.
8. 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".
9. All on-site private improvements shall be certified to the Community Development Department.

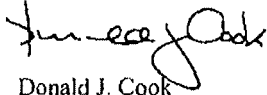
10. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall dedicate all necessary rights-of-way and easements for internal streets and roads, reciprocal secondary access, sewers, storm drains, manhole access, and utilities and construct necessary facilities prior to issuance of any certificate of occupancy.
11. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall provide paved access to manholes in McCarran right-of-way per staff requirements.
12. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall provide an improvement agreement and security for improvements as required by the City Engineer in compliance with R.M.C. 18.08.080(c).
13. Storm drain improvements shall provide for detention of the 100 year storm or other solutions per staff review and approval.
14. Driveway location and design shall be subject to the approval of the Community Development Department and Nevada Department of Transportation.
15. Sidewalk access shall be provided within the site from the public sidewalk to the building(s).
16. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall submit a plan for the installation of street lighting and/or site lighting to the site access locations and shall install that lighting prior to issuance of any certificate of occupancy.
17. Prior to the issuance of any certificate of occupancy, the applicant shall install "Private Street" signs, traffic control signs, and parking control signs.
18. Prior to approval of a final map or building permit containing any of the office parcels (A-R or 2), the applicant shall have plans approved for a five foot wide pedestrian sidewalk which connects the building on parcel F to the sidewalk required within the commercial section of the project in accordance with section C on page 10 of the SPD Design Standards Handbook. Only one sidewalk connection shall be required with construction completed as necessary to connect each building to the commercial section sidewalk.

19. Prior to the issuance of any certificate of occupancy, the applicant shall modify the median channelization on McCarran Boulevard and Fourth Street adjacent to the site, to the approval of the Nevada Department of Transportation and Community Development Department.
20. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall have an archaeological survey performed on the undisturbed portion of the site to the satisfaction of State Historic Preservation Office and City staff. Should a resource of regional significance be found on the site, the applicant shall provide mitigation as determined appropriate by the consultant, State Historic Preservation Office and City staff, based upon the nature of the resource.
21. Prior to approval of a final map or issuance of any building permit, whichever occurs first, the applicant shall submit plans demonstrating compliance with items 1-5 of Exhibit E. Prior to the issuance of a certificate of occupancy, the applicant shall construct these improvements.
22. As development occurs along the east side of the site, the developer shall have plans approved and shall construct a six foot tall masonry wall consistent with the East Edge Buffering and Landscape Phasing Requirements contained on pages 14 and 15 of the Monte Vista Village SPD Handbook. The wall shall be constructed of colors and materials consistent with the buildings within the project.
23. Prior to approval of a final map or building permit, whichever occurs first, the applicant/developer shall provide proof to staff that access, storm drain, sewer and public utility easements necessary to serve all parcels within the project have been granted and recorded. No construction activity other than rough grading shall occur on the site until these easements have been granted and recorded.

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

McCarran Partners, LLC
Case No. 140-98 (Monte Vista Village)
September 11, 1998
Page 5

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
 Traffic Design Engineer
 Ed Schenk, Parks, Recreation & Community Resources
 State Historic Preservation Office
 Nevada Department of Transportation
 Robert Eisan
 MDC Construction
 Susan Weber Mardian
 Skip Canfield, CFA, Inc.
 Michael Mardian, Appellant

EXHIBIT A

Order No. N887465As

DESCRIPTION

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

Lot 4 of the Northwest 1/4 of Section 16, Township 19 North, Range 19 East, M.D.B.&M., lying Northerly of U. S. Highway 40.

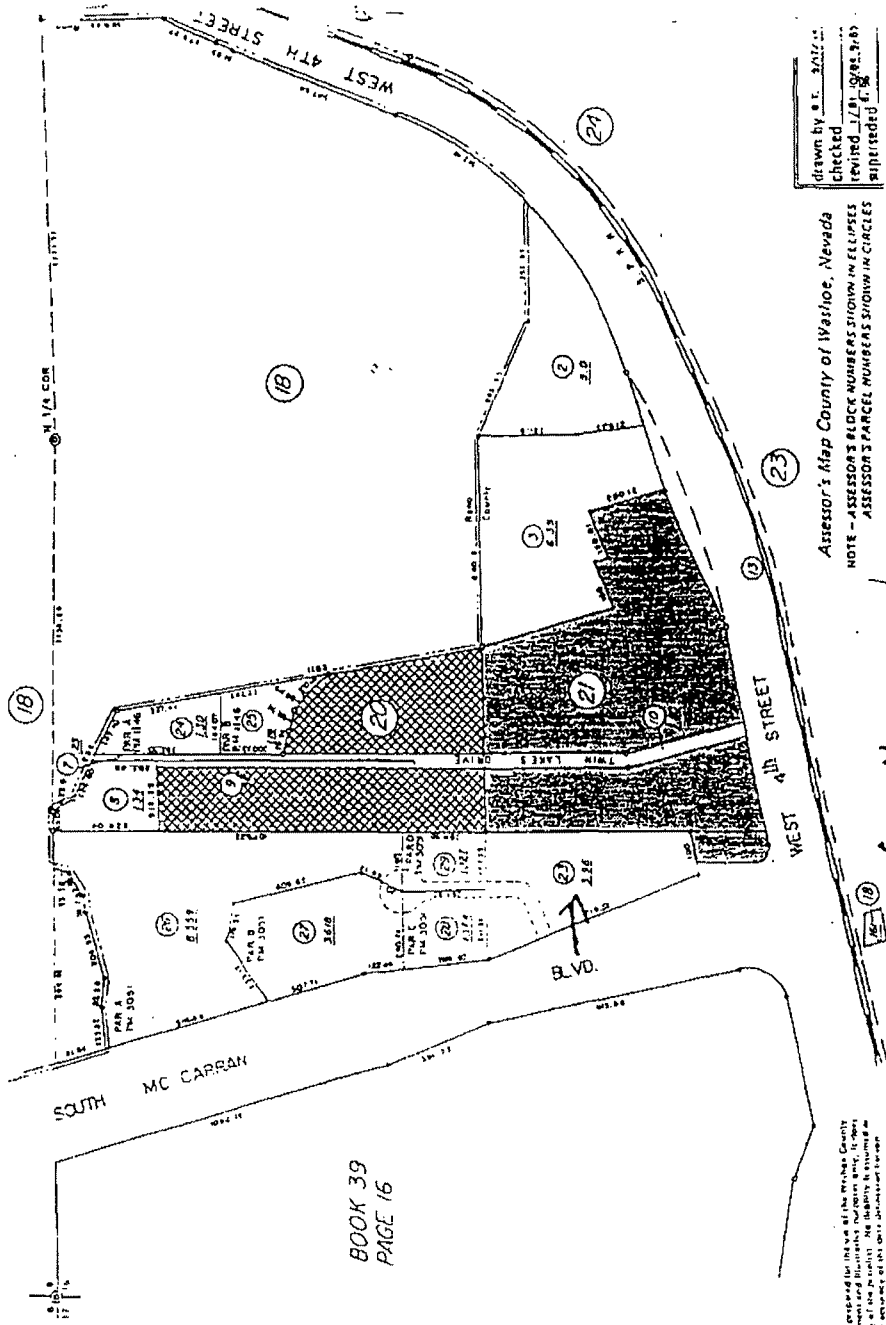
EXCEPTING THEREFROM parcel conveyed to LOUIS CANEPA, et ux, by Deed recorded May 20, 1949, as Document No. 173650, Deed Records, Washoe County, Nevada, records.

ALSO EXCEPTING THEREFROM that portion thereof lying West of the East line of the parcel described in Final Order of Condemnation in favor of THE STATE OF NEVADA, on relation of its DEPARTMENT OF HIGHWAYS, recorded April 1, 1980, as Document No. 665600, Official Records, as amended by Document Nos. 1391531 and 1391532, Official Records.

AND EXCEPTING THEREFROM that portion thereof, if any, lying within the bounds of West 4th Street.

APN 005-190-23

PORTION OF N²-SECTION 16
T19N - R19E



BOOK 39
PAGE 16

drawn by S.T. 3/17/12
checked
revised 1/19/12
approved

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

CASE NO 140-18
MONTE USTA VILLAGE

NOTE: This map is prepared for the use of the Washoe County Assessor for Assessment and Billing. The Assessor is not responsible for the accuracy of the information shown on this map.

EXHIBIT A

Order No. R91213PAH

DESCRIPTION

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

PARCEL 1:

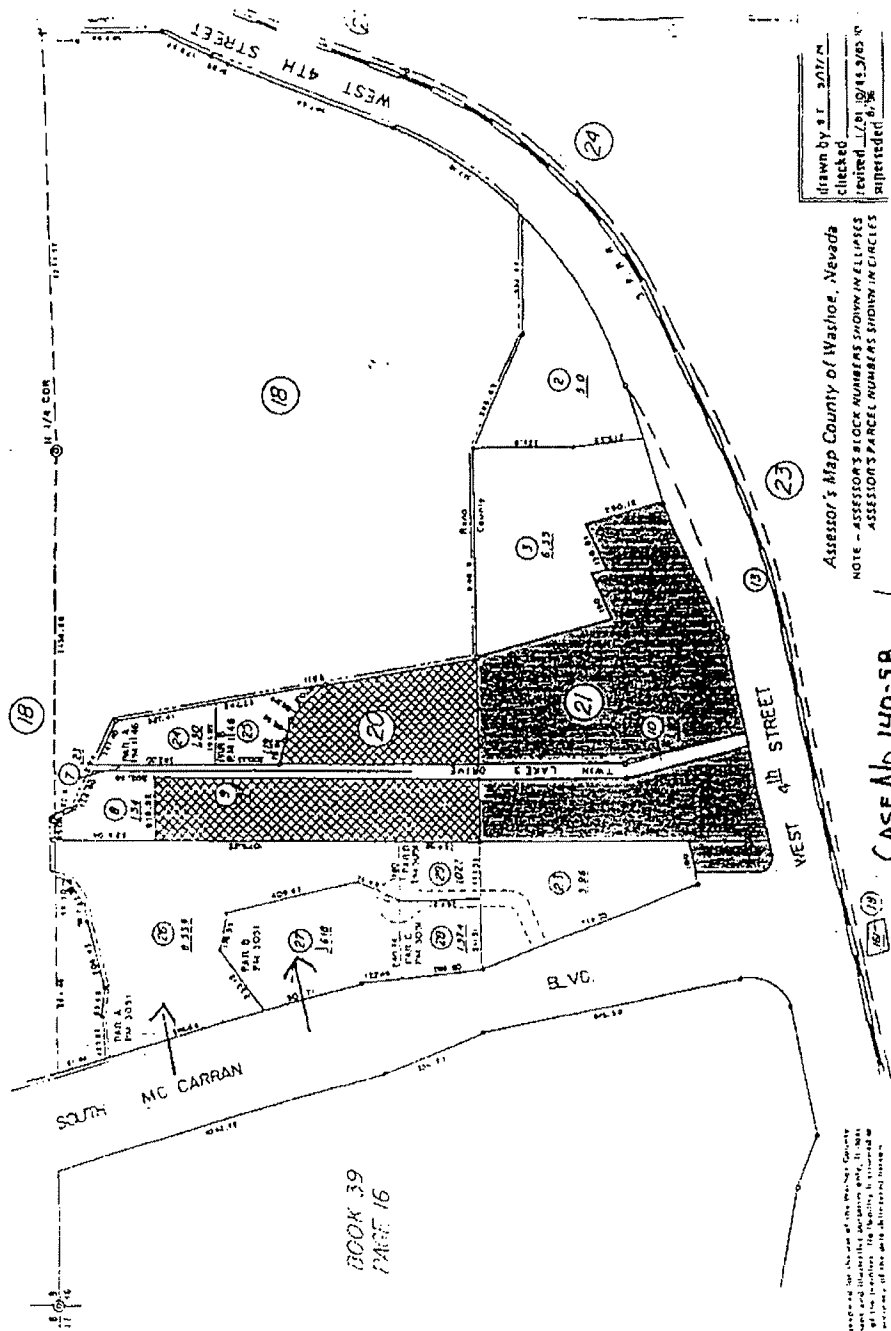
Parcel A of Parcel Map No. 3051, for MCCARRAN APARTMENTS, L.L.C., according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 7, 1996, as File No. 2001814, Official Records; and as amended by Certificate of Amendment recorded October 3, 1996, as File No. 2036178, Official Records.

PARCEL 2:

Parcel B of Parcel Map No. 3051, for MCCARRAN APARTMENTS, L.L.C., according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 7, 1996, as File No. 2001814, Official Records; and as amended by Certificate of Amendment recorded October 3, 1996, as File No. 2036178, Official Records.

APN 005-190-26927

PORTION OF N²-SECTION 16
T19N - R19E



BOOK 39
PAGE 16

Drawn by J.T. 5/27/74
Checked
Reviewed J.T. 12/15/73
Supervised

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

CASE NO 140-98

NOTICE: This map has been prepared for the use of the Washoe County Assessor. The Assessor and the Assessor's Office are not responsible for the accuracy of the information shown on this map. The Assessor's Office is not responsible for the accuracy of the information shown on this map.

EXHIBIT A

Order No. N8874c3A2c

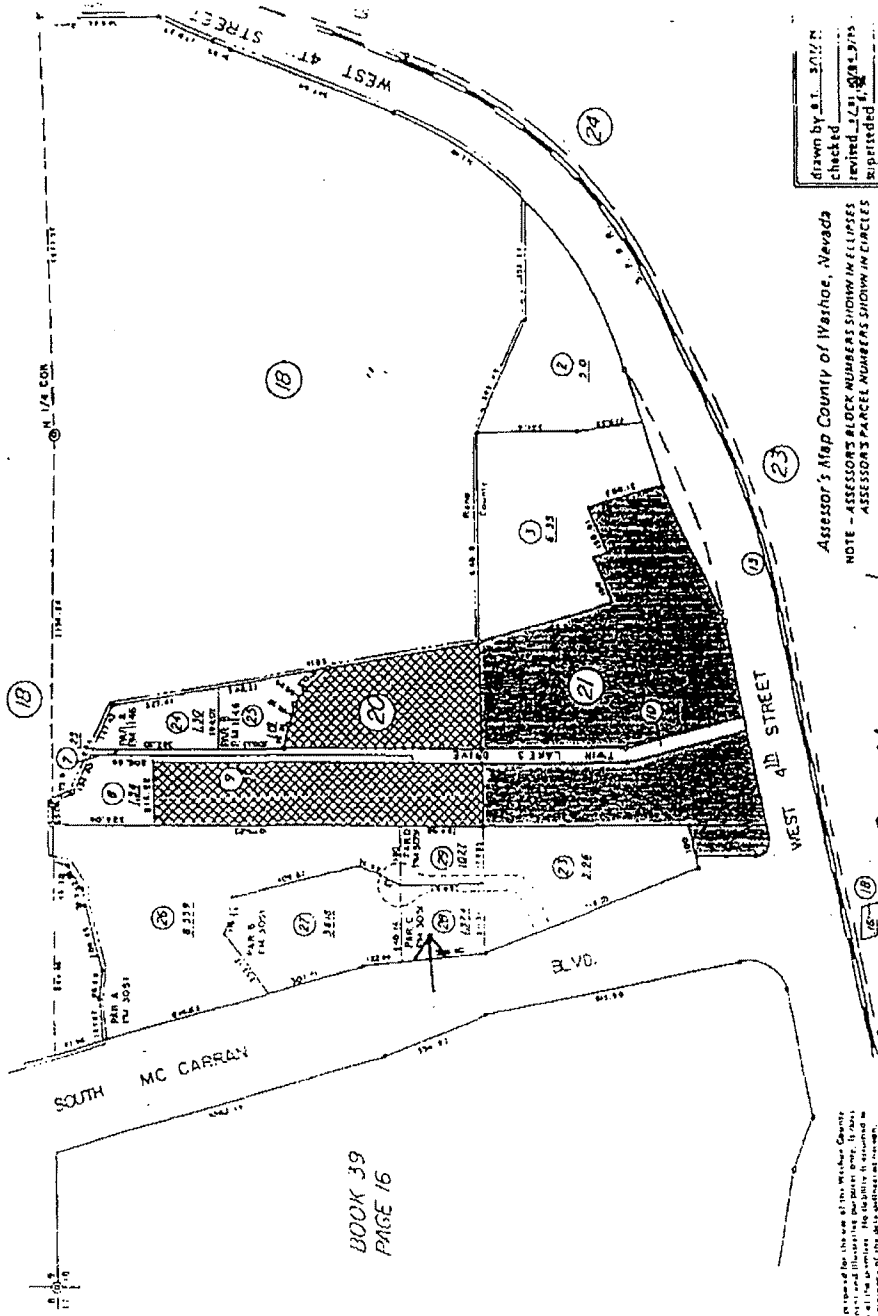
DESCRIPTION

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

Parcel C of Parcel Map No. 3051, for McCARRAN APARTMENTS, L.L.C., according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 7, 1996, as File No. 2001814, Official Records; and as amended by Certificate of Amendment recorded October 3, 1996, as File No. 2036178, Official Records.

APN 005-190-28

PORTION OF N²-SECTION 16
T19N - R19E



BOOK 39
PAGE 16

drawn by A. L. ... 3012 N.
checked
revised 12/1/08
revised 1/1/09

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

CASE No 140-98

NOTE: This map is prepared for the use of the Washoe County Assessor. The Assessor is not liable for any error in the map or for any loss or damage to any person or property resulting from the use of this map. The Assessor is not responsible for the accuracy or reliability of the information contained in this map.

EXHIBIT A
DESCRIPTION

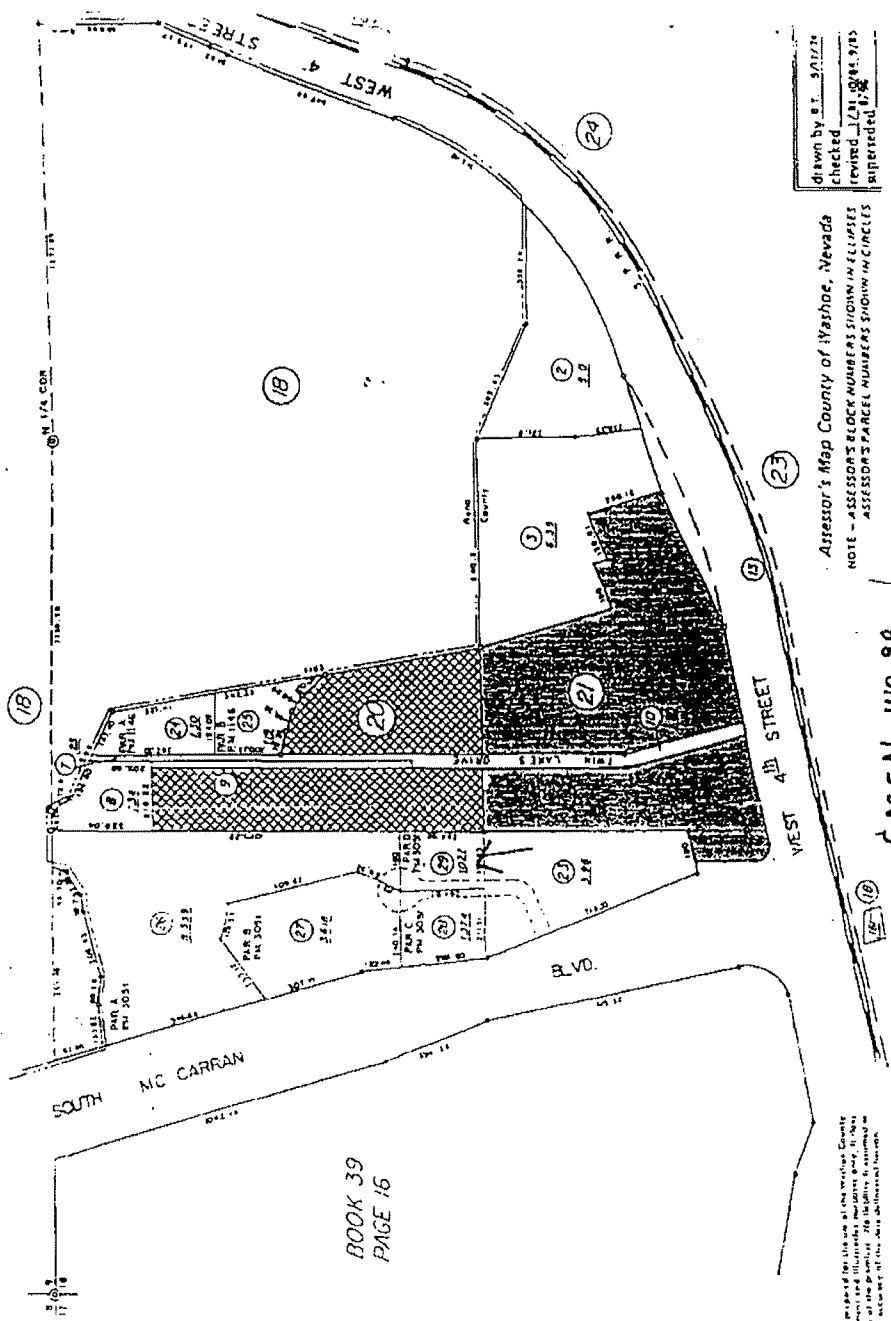
All that real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

Parcel D of Parcel Map No. 3051, for McCARRAN APARTMENTS, L.L.C., according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on June 7, 1996, as File No. 2001814, Official Records; and as amended by Certificate of Amendment recorded October 3, 1996, as File No. 2036178, Official Records.

APN 005-190-29

..

PORTION OF N²-SECTION 16
T19N - R19E



BOOK 39
PAGE 16

drawn by B.T. GAITZ
checked
revised J. L. GAY, 9/24/98
superseceded

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

CASE No. 140-98

NOTE: This map is prepared for the use of the Washoe County Assessor's Office. It is not intended to be used for any other purpose. The Assessor's Office is not responsible for the accuracy or completeness of the information shown on this map.

EXHIBIT A
DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

The land referred to herein is situated in the State of Nevada County of Washoe, described as follows:

Portion of SE 1/4 NW 1/4 of Section 16, Township 19 North, Range 19 East M.D.B.&M., more particularly described as follows:

Commencing at the N 1/4 corner of said Section 16,

Thence South 89°35' West 1203.60 feet along the North line of Section 16 to a point;

Thence South 0°51' West 1344.20 feet to a point;

Thence South 0°19' West 675.28 feet to the TRUE POINT OF BEGINNING;

Thence North 75°51'30" East 245.67 feet to a point;

Thence South 14°08'30" East 225.00 feet to a point on the North right of way line of the Reno-Verdi State Highway and the North right of way line of the Southern Pacific Railway;

Thence South 78°54' West 300 feet along said right of way line to a point;

Thence North 0°19' East 215.92 feet to the true point of beginning.

TOGETHER WITH an easement for roadway purposes, described as follows:

Commencing at the Southeast corner of the above described Parcel 2; thence North 78°54' East 50 feet; thence North 63°33'30" West 65.66 feet; thence South 14°08'30" East 40 feet to said Southeast corner.

PARCEL 2:

Start at the N. 1/4 cor. of Sec. 16, T. 19 N., R. 19 E., M.D.B.&M.; thence S. 89°35' W., 1203.6 ft. along the N. line of said Sec. 16; thence S. 0°51' W. 1344.2 ft. along the line of a fence; thence S. 0°19' W., 891.2 ft. along the line of a fence to the Northerly right-of-way line of the Nevada State Highway, the place of beginning; thence S. 78°20' W., 100.0 ft. to a pipe, on the Northerly R/W of said Hwy.; thence N. 0°19' E., 248.3 ft. to a pipe; thence N. 78°20' E., 100.0 ft. to a pipe in the line of a fence; thence S. 0°19' W., 248.3 ft. along the line of said fence to the place of beginning.

Parcel 2 description continued

EXCEPTING THEREFROM all that portion conveyed to the State of Nevada by deed recorded January 19, 1977 in Book 1044, Page 503, as Document No. 445048, Official Records.

PARCEL 3:

A 32 foot wide easement running North from the North line of Parcel 2 to a radial point of a 65 foot 360 degree circle shown as an access road on Parcel Map 3051, and fully described in a Grant of Easement recorded August 29, 1997 in Book 4968, Page 152, Instrument No. 2130120.

APN's 005-212-07909

05-21

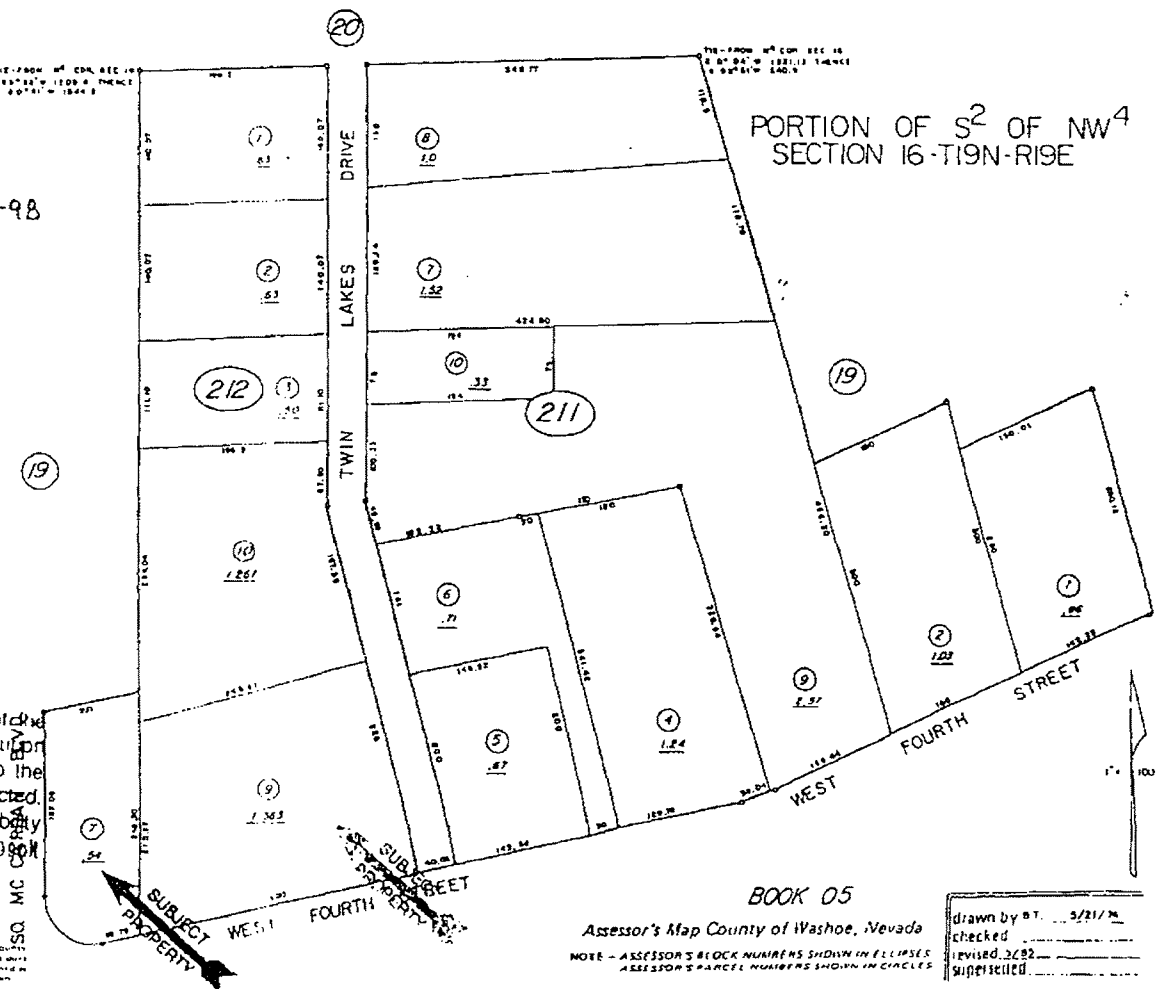
CASE No 140-98

PORTION OF S² OF NW⁴ SECTION 16-T19N-19E

This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

T19 - FROM 1/4 COR. SEC. 16
R. 67 54' W. CORNER
1907 1/4 1904 1/4

T19 - FROM 1/4 COR. SEC. 16
R. 67 54' W. CORNER
1907 1/4 1904 1/4



NOTE: This map is prepared for the use of the Washoe County Assessor for Assessment and Taxation purposes only. It does not represent a survey of the land. No liability is assumed for any loss or damage which may result from reliance upon this map.

BOOK 05
Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by ST. 5/21/74
checked _____
revised 3/2/82
superseded _____



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

September 11, 1998

McCarran Partners, LLC
26076 Getty Drive #D
Laguna Niguel, CA 92677

FILED THIS DATE
9/11/98
BY: *[Signature]*
CITY CLERK

RE: Case No. 140-98 (Monte Vista Village)

Dear Applicant:

At a regular meeting held September 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 tentative map to develop a 27 lot office and commercial subdivision, subject to the following conditions; and
- B. A special use permit to allow for development of 109,050 square feet of office and 63,310 square feet of neighborhood commercial space on a ±21.25 acre site located on the northeast corner of the McCarran Boulevard/West Fourth Street intersection in the SFR-15 (Single Family Residential), MF-21 (Multi-Family) and AC (Arterial Commercial) zones under resolution of intent to SPD (Specific Plan District), subject to the following conditions:

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

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.

McCarran Partners, LLC
Case No. 140-98 (Monte Vista Village)
September 11, 1998
Page 2

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.

Urban Design:

3. Prior to approval of either a final map or building permit, whichever occurs first, the applicant shall provide proof to City staff that the excess NDOT right-of-way located west of pads U, V, W and X has been acquired.
4. All rockery walls within the project shall utilize colors consistent with the adjacent soils upon which they will be placed.
5. Prior to approval of either the first final map or building permit, the applicant shall have a maintenance agreement approved to provide center association maintenance for all right-of-way landscaping adjacent to the site on McCarran Boulevard and West Fourth Street in accordance with the Common Area Maintenance Provisions on page 30 of the SPD Design Standards Handbook.

Public Safety and Improvements:

6. 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.
7. 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 and private street improvements.
8. 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".
9. All on-site private improvements shall be certified to the Community Development Department.

10. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall dedicate all necessary rights-of-way and easements for internal streets and roads, reciprocal secondary access, sewers, storm drains, manhole access, and utilities and construct necessary facilities prior to issuance of any certificate of occupancy.
11. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall provide paved access to manholes in McCarran right-of-way per staff requirements.
12. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall provide an improvement agreement and security for improvements as required by the City Engineer in compliance with R.M.C. 18.08.080(c).
13. Storm drain improvements shall provide for detention of the 100 year storm or other solutions per staff review and approval.
14. Driveway location and design shall be subject to the approval of the Community Development Department and Nevada Department of Transportation.
15. Sidewalk access shall be provided within the site from the public sidewalk to the building(s).
16. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall submit a plan for the installation of street lighting and/or site lighting to the site access locations and shall install that lighting prior to issuance of any certificate of occupancy.
17. Prior to the issuance of any certificate of occupancy, the applicant shall install "Private Street" signs, traffic control signs, and parking control signs.
18. Prior to approval of a final map or building permit containing any of the office parcels (A-R or Z), the applicant shall have plans approved for a five foot wide pedestrian sidewalk which connects the building on parcel F to the sidewalk required within the commercial section of the project in accordance with section C on page 10 of the SPD Design Standards Handbook. Only one sidewalk connection shall be required with construction completed as necessary to connect each building to the commercial section sidewalk.

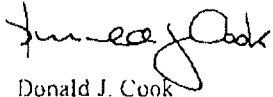
McCarran Partners, LLC
Case No. 140-98 (Monte Vista Village)
September 11, 1998
Page 4

19. Prior to the issuance of any certificate of occupancy, the applicant shall modify the median channelization on McCarran Boulevard and Fourth Street adjacent to the site, to the approval of the Nevada Department of Transportation and Community Development Department.
20. Prior to approval of a final map or the issuance of any building permit, whichever occurs first, the applicant shall have an archaeological survey performed on the undisturbed portion of the site to the satisfaction of State Historic Preservation Office and City staff. Should a resource of regional significance be found on the site, the applicant shall provide mitigation as determined appropriate by the consultant, State Historic Preservation Office and City staff, based upon the nature of the resource.
21. Prior to approval of a final map or issuance of any building permit, whichever occurs first, the applicant shall submit plans demonstrating compliance with items 1-5 of Exhibit E. Prior to the issuance of a certificate of occupancy, the applicant shall construct these improvements.
22. As development occurs along the east side of the site, the developer shall have plans approved and shall construct a six foot tall masonry wall consistent with the East Edge Buffering and Landscape Phasing Requirements contained on pages 14 and 15 of the Monte Vista Village SPD Handbook. The wall shall be constructed of colors and materials consistent with the buildings within the project.
23. Prior to approval of a final map or building permit, whichever occurs first, the applicant/developer shall provide proof to staff that access, storm drain, sewer and public utility easements necessary to serve all parcels within the project have been granted and recorded. No construction activity other than rough grading shall occur on the site until these easements have been granted and recorded.

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

McCarran Partners, LLC
Case No. 140-98 (Monte Vista Village)
September 11, 1998
Page 5

Sincerely,



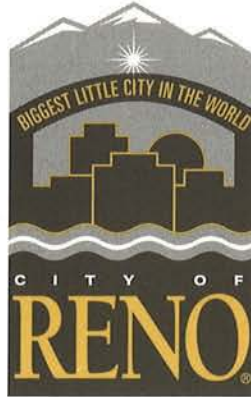
Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Resources
State Historic Preservation Office
Nevada Department of Transportation
Robert Eisan
MDC Construction
Susan Weber Mardian
Skip Canfield, CFA, Inc.
Michael Mardian, Appellant

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

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

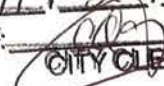


Office of the City Clerk
Central Cashiering (775)334-2032
Parking Tickets (775)334-2279

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

November 2, 2009

Dennis Banks & Art Hinkley LLC
835 Maestro Drive
Reno, NV 89511

FILED THIS DATE
11.2.09
BY: 
CITY CLERK

RE: Case No. LDC10-00009 (Monte Vista Village)

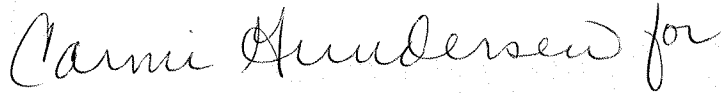
Dear Applicant:

At a regular meeting held October 28, 2009, and following a public hearing thereon, the City Council upheld the Planning Commission recommendation and approved the request for a zoning map amendment to specifically add office as an allowed use for Parcel 3 as shown in the SPD (Specific Plan District) Handbook on a ±21.3 acre site located on the northeast corner of the intersection of McCarran Boulevard and West Fourth Street in the SPD zone, by ordinance, subject to the following condition:

- A. Approval of the final SPD Development Standards Handbook is subject to the modifications to the Handbook as noted in Exhibit A (attached) and any modifications made by the Planning Commission and City Council at their respective public hearings. All revisions shall be incorporated into the Development Standards Handbook and submitted electronically and hardcopy to staff for review within two (2) months of the date of City Council approval. The SPD ordinance shall be approved by the City Council within three (3) months of the date of City Council's approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

Dennis Banks & Art Hinkley LLC
Case No. LDC10-00009 (Monte Vista Village)
November 2, 2009
Page 2

Sincerely,



Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Community Development
Traffic Design Engineer
Terry Zeller, Parks, Recreation & Community Services
Patrice Echola, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Mike Railey, Rubicon Design Group LLC
