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VENTANA POINTE

DEVELOPMENT STANDARDS HANDBOOK

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EXHIBIT B

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Specific Plan District - Design Standards

Statement of Plan and Purpose

Ventana Pointe is a planned single family residential community that is designed to blend with the natural splendor of the area in which it is located. This is achieved through careful planning, strict development standards, and the preservation of open space/common area. This handbook establishes the project theme and project design standards to ensure high quality development within Ventana Pointe.

Project Location

Ventana Pointe consists of 132.19± acres and is located north and east of Somerset, and west of new construction within the Northgate area of northwest Reno. Principal access to Ventana Pointe will occur via a connection within the approved Canyon Pines Subdivision which is located directly west of Northgate Unit 12 and north of Autumn Ridge at Somerset. Specifically, Ventana Pointe access will connect with Peavine Pines Court, as depicted in Figure 1 below. A second access will be achieved through an extension of Sunline Drive which currently terminates within Northgate Unit 11 (also depicted in Figure 1).

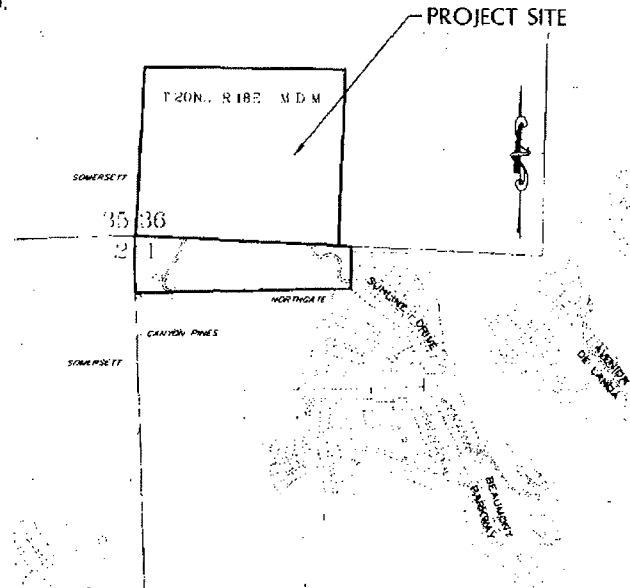


Figure 1 - Location Map

Project Concept/Description

Ventana Pointe is envisioned as a master-planned community that embraces active and passive recreation, sensitivity to the environment, and a sense of community to promote a pleasant and livable neighborhood. This is achieved through thoughtful site design standards as well as the provision of dedicated open space, protection of view corridors, and access to public lands.

Project Goals

The following project goals have been established, consistent with the vision for Ventana Pointe:

- Goal 1: To provide a community that has its own sense of place and identity that complements the adjacent suburban and rural environments.
- Goal 2: To promote a community that nurtures a sensitive contrast of traditional neighborhood design with the dramatic natural setting.
- Goal 3: To provide a community that has a unique open space presence due to the provision of significant common area/open space, and the provision of a comprehensive natural trail framework.
- Goal 4: To provide an infrastructure system that efficiently and effectively meets community needs.
- Goal 5: To cluster development to protect environmentally sensitive areas and add community interest and function.

The overall project theme will be similar to that of the adjacent Somersett development in that it will incorporate traditional neighborhood planning and design elements. However, Ventana Pointe will evoke its own unique character through the standards outlined in this handbook which require the blending of developed areas with the natural features of the site. This unique character is further reinforced through Ventana Pointe's unique site features such as mature pines that cannot be found within other projects in the northwest Reno area.

Preservation of natural areas supports wildlife, enhances water quality by reducing the total areas of paving and other man-made features, manages stormwater, and provides views and recreational opportunities. The majority (over 100 acres) of the Ventana Pointe site is left in its natural state. Other amenities include attractive landscaping, coordinated signage, carefully crafted design controls, and sensitive grading and revegetation practices.

Site Analysis

A comprehensive site and slope analysis has been conducted for the Ventana Pointe site to determine areas most suitable for development based on slopes, prominent natural features, views, drainageways, etc. Density reduction factors (as outlined in the Reno Municipal Code, section 18.06.804) have been applied to the site to ensure compliance with all applicable City of Reno codes and policies. The following land use table (Table 1) has been developed for Ventana:

Table 1 - Land Use Summary

Land Use	Acreage	Percentage of Total
Subdivision Area	28.88± acres (disturbed area)	22%
Open Space	113.68± acres ¹	78%
Total	132.19± acres	100%

- 1 Subdivision area includes common areas and private right-of-way within the developed portions of the site.
- 2 Includes 10.37 acres of landscaped common area to be dedicated as open space.

Based on the developed plan, the total number of residential units within Ventana Pointe **shall not exceed 70**. The area most suitable for development consists of 30± acres and is generally located at the southern portion of the property. Figure 2 below depicts the developable area within Ventana Pointe.

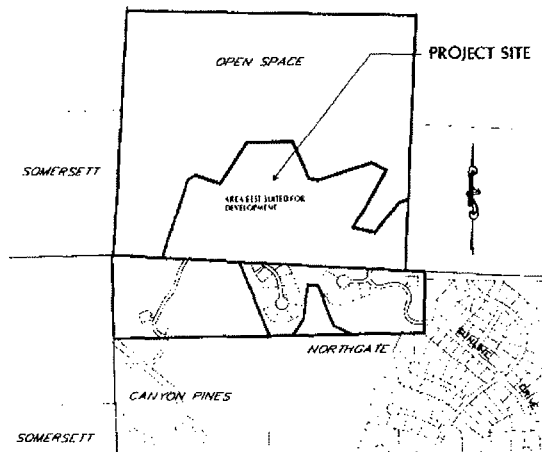


Figure 2 - Developable Area

As proposed, clustering of housing units within Ventana Pointe will allow for the preservation of significant natural features, view sheds, and trail access. Additionally, clustering will protect hillside areas and provide for visual breaks between developed areas (both internal and external to Ventana Pointe). Proposed clustering will also limit site clearing and grading, reduce lineal footage of residential streets and utilities, and permit the use of natural/naturalistic swales and drainageways in lieu of underground storm drains. These separations between development will act as extreme weather moderators by reducing summer heat reflection and softening harsh winter winds. The proposed design will reduce storm water runoff volume because permeable surfaces are reduced, while irrigation requirements are moderated by focused lotting, and valuable natural features can be preserved within open space. These open space corridors can provide a setting for planned and casual interactions among neighbors.

The Specific Plan District (SPD) emphasizes focused development with strong design controls to enhance the character and natural features afforded by the site. These design standards will provide for a community that stands out from other typical subdivisions in the area in that it will promote a sense of community and will blend developed areas with the natural environment.

Site Planning Standards

Allowed Uses:

- Single family dwellings of a permanent nature.
- Accessory buildings customarily incident to the above uses, located on the same lot, including tool/storage shed, garden house, children's playhouse, private workshop and private greenhouse.
- Temporary sales office and model homes.
- In home child care for the number of children legally permitted with one care giver.
- Structural additions to the original house and any other structure upon review and written approval of the project by the Ventana Pointe homeowners association, prior to submittal to the City of Reno for building permits. All structural additions must conform to setbacks and accessory structure size and height limitations established in this Handbook.
- Home occupation in accordance with Reno Municipal Code.

Prohibited Uses:

- No recreational vehicle, boat or trailer storage is allowed outside of garages, unless screened from view of street by a solid fence. Pickup trucks with campers, vehicles or vans up to 20 feet in length that serve as primary transportation are exempted from this provision.
- Garages shall not be converted into living space or used exclusively for storage and must maintain vehicle parking space(s), exclusive of accessory garage bays (third and fourth car garages).
- Second story decks, unless designed as part of the original permitted structure and architecturally integrated with the building.
- Any other uses not specifically listed in the Allowed Uses section.

Yards/Building Setbacks:

Table 2 provides a summary of the lot sizes and setbacks required within Ventana Pointe.

Table 2 - Development Standards

Development Standard	Requirement
Minimum Lot Area	7,000 square feet
Minimum Lot Width*	Corner Lot - 70 feet Interior Lot - 70 feet
Front Yard	20 feet minimum
Side Yard	10 feet minimum (corner lots shall include a 15-foot side yard setback for side yard abutting right-of-way)
Rear Yard	20 feet minimum (15 feet if lot backs to common area/open space).

* Note: Flag lots shall be permitted with a minimum 30' street frontage, and cul-de-sac lots shall be permitted with a minimum 35' street frontage.

Projections into Required Setbacks:

- Main floor decks in excess of 30 inches above average grade of the house can project a maximum of 10 feet into the rear setback line as described above in the Yard/Building Setback Section. Main floors decks shall not project past any common area easement lines. There will be no decks allowed on the second story unless designed as part of the original approved structure.
- Second story balconies which do not project beyond the building plane may be permitted with the approval of the Ventana Pointe Architectural Control Committee and the City of Reno.
- Cornices, canopies, eaves, chimneys, or similar architectural features may extend a maximum of 2 feet into a required front, rear, or side yard setback and shall not exceed more than 10% of the length of each façade.

Accessory Buildings:

- Must be located in the rear yard.
- Rear and side setbacks: same as required side and rear setbacks of primary structure (residence).
- Maximum overall height: 12 feet measured from average grade around the building to the peak of the roof structure.
- Minimum distance from main structure: 10 feet.
- Building shall be approved by the Ventana Pointe Architectural Control Committee prior to submittal for a building permit to City of Reno.
- Maximum aggregate square footage: 275 square foot of floor area.

Parking:

- Minimum two (2) car garage and two (2) parking spaces in driveway per dwelling unit. Additionally one (1) on-street parking space shall be provided for each unit within Ventana Pointe.

Height Limitation:

- Two Stories (including walk-out basement) or 30 feet. Building height shall be measured consistent with the definition contained in the Reno Municipal Code.

Site Grading

The overall grading concept for Ventana Pointe is to create buildable pads and pleasant streets while maintaining the under-lying integrity of the natural landform. Cut and fill will be balanced, to the extent practical, over the developed site. Views will be considered while maintaining a low visual impact to surrounding properties.

Standards

- All disturbed areas will be revegetated or restored. Proper erosion, dust control, and re-seeding techniques will be used as described in the most recent edition of the Handbook of Best Management Practices, by the State of Nevada Division of Environmental Protection Bureau of Water Quality Planning.
- Seeding will be performed after finish grading has been completed, in the early spring or fall, whichever comes first. All seeded areas within developed areas will be permanently irrigated. Seeded areas within transitional areas will, at a minimum, be irrigated for two (2) growing seasons or until plantings are established. A revegetation bond shall be posted with the City of Reno to ensure compliance with this standard.
- Transitions at top and toe of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or where less than 5' in height. Transitions should also provide horizontal and vertical changes in slopes in order to provide a natural "rolling" appearance. See Figure 3, Proper Grading Techniques on the following page. Naturalistic grading will be used where complex re-contouring and revegetation must occur. Continuous expanses of land forms will be created to look natural as opposed to contrived or manmade. Where used, architectural or structured berms (i.e., retaining walls or berms) will be an integral part of the architectural and landscape theme of the project, including consideration of color. Darker colors are preferred except where native materials are used. When native materials are used, they must match areas in which they are placed.

- Retaining walls consisting of materials such as native stone are encouraged when grading dictates. Wall colors must be consistent with the area in which they are placed. Walls will be terraced if they exceed 8 feet in height. Bench widths may vary, but shall be no less than 10 feet. Rockery walls shall utilize Permeon or an approved substitute in order to blend rockery walls with the natural environment.

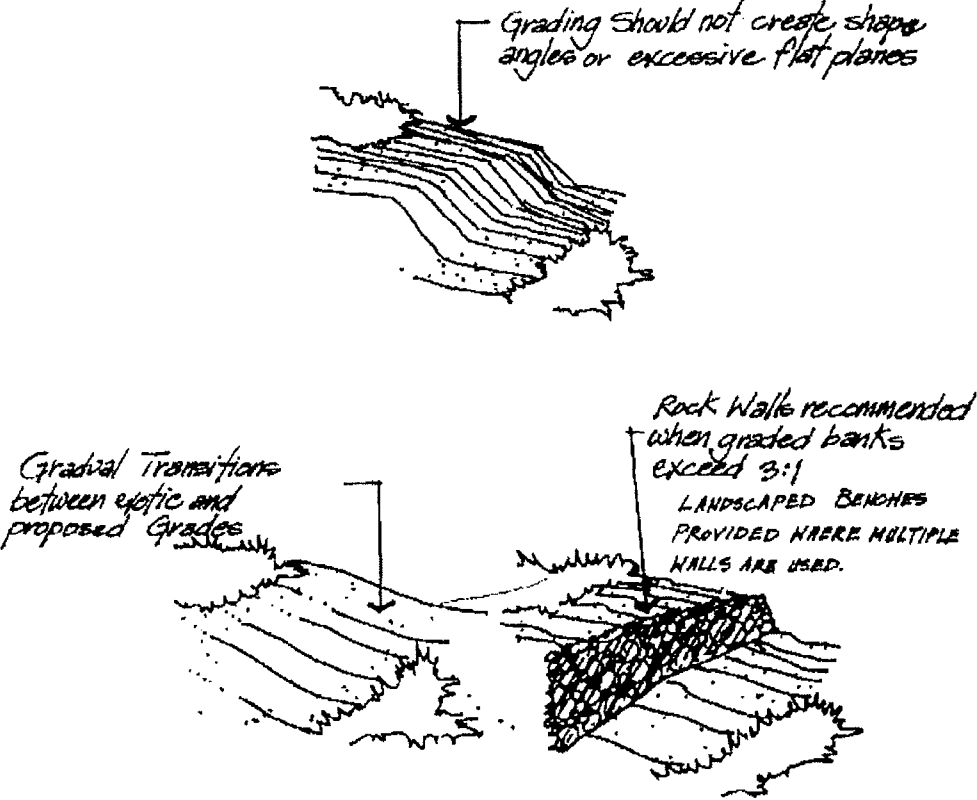


Figure 3 - Proper Grading Techniques

- Individual parcels will be graded to direct runoff away from buildings and into drainage facilities.
- All grading will follow City of Reno requirements. Slopes 3:1 or greater are preferred to reduce visual impact. Slopes with grades between 3:1 and 2:1 will be revegetated and stabilized with planted material, upon authorization by the soils engineers and City staff. Slopes of 2:1 may also be rip rapped in areas that are not visible outside of the project boundaries, as approved on a case by case basis by City staff. Such slopes will be enhanced through the incorporation of live plantings, with at least one tree provided for every 500 square feet of armored area, along with revegetation and shrubs. Rip rap areas shall include the use of Permeon (or approved substitute) in order to blend slopes with the natural color of the area in which they are located. Refer to landscape standards (pages 23-26) for planting requirements.
- For large cut slope areas, including the northern boundary of the development area, rockery walls shall be used as the stabilization method in order to reduce cut slope area and visual impacts. Rockery walls shall include plantings, as depicted in the approved Ventana Pointe Landscape/Revegetation Plan, and will include the use of Permeon or equivalent substitute (if necessary) to blend walls with the natural landscape. Overall wall heights shall not exceed 32 feet (maximum of 4 lifts of 8 feet). Figure 4 (following page) provides an illustration of this standard. Refer to landscape standards (pages 23-26) for planting requirements.

Roadways:

Roadways planned within Ventana Pointe will be private. Given topographical condition of the site, a reduced street section shall be permitted within Ventana Pointe. A minimum 24-foot (curb face to curb face) roadway surface shall be provided. Additionally, bump-outs to 28-feet will be provided where on-street parking is to be provided on one side (adjacent to homes).

On-street parking shall only be provided on one side of any given street within Ventana Pointe.

Refer to Figure 5 (page 11) for typical street standards.

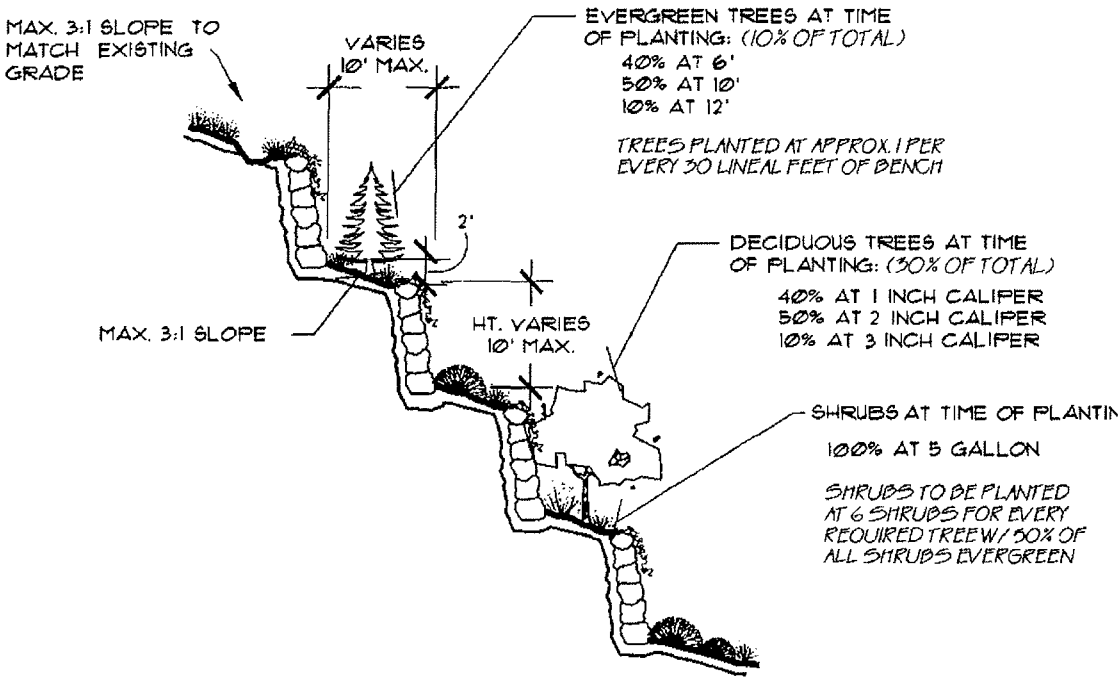
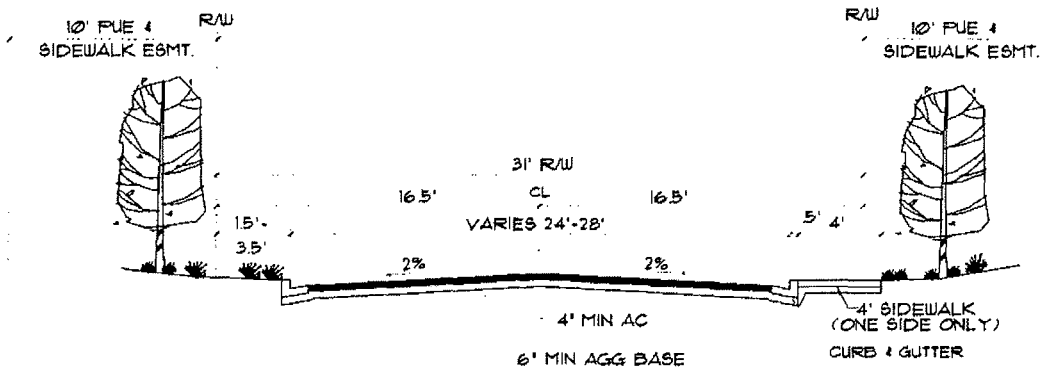


Figure 4 - Rockery Wall Concept



31' RIGHT OF WAY - TYPICAL SECTION PRIVATE STREETS

Streetscape standards for Ventana Point are addressed on pages 25 and 26 under the Lots section.

Figure 5 - Typical Street Section

Pedestrian Circulation

Ventana Pointe incorporates the following pedestrian amenities to provide an efficient and logical internal circulation

Sidewalks

In accordance with Section 18.06.304 of the Reno Municipal Code, sidewalks shall be provided on one side of all streets within Ventana Pointe, in a continuous fashion (shall not cross back and forth on the same street). Sidewalks shall be a minimum of 4 feet (4', 6" from front-face of curb) and shall be concrete. Asphalt sidewalks are prohibited.

Trails

Ventana Pointe will provide a series of trails and regional connections within the project boundaries. Depending on the potential for a future City of Reno land exchange, the Ventana Pointe trail system may be increased. If a land exchange occurs, this handbook shall be amended to include a trail map as agreed upon by the developer and the City of Reno.

At a minimum, Ventana Pointe shall perpetuate any and all trails depicted on the Regional Open Space Management Plan, as well as those described in the McQueen Area Development Plan.

Trails shall be graded dirt and maintained by the HOA within the project boundaries (does not include areas outside of grading boundary). The Ventana Pointe CC&R's shall include provisions related to maintenance, grant perpetual public access, and restrict motorized vehicle access. In general, the trails within Ventana Pointe shall accomplish the following:

- Follow existing trail networks (i.e. Peavine Peak). Modification to existing trails shall be avoided to the extent possible. Any trail located within the area identified for development shall be relocated if depicted within the Regional Open Space Plan or McQueen Area Plan. Ventana Pointe shall provide for the continuous use of existing trail facilities, even during construction periods, including the use of directional signs and/or temporary relocation (if needed).

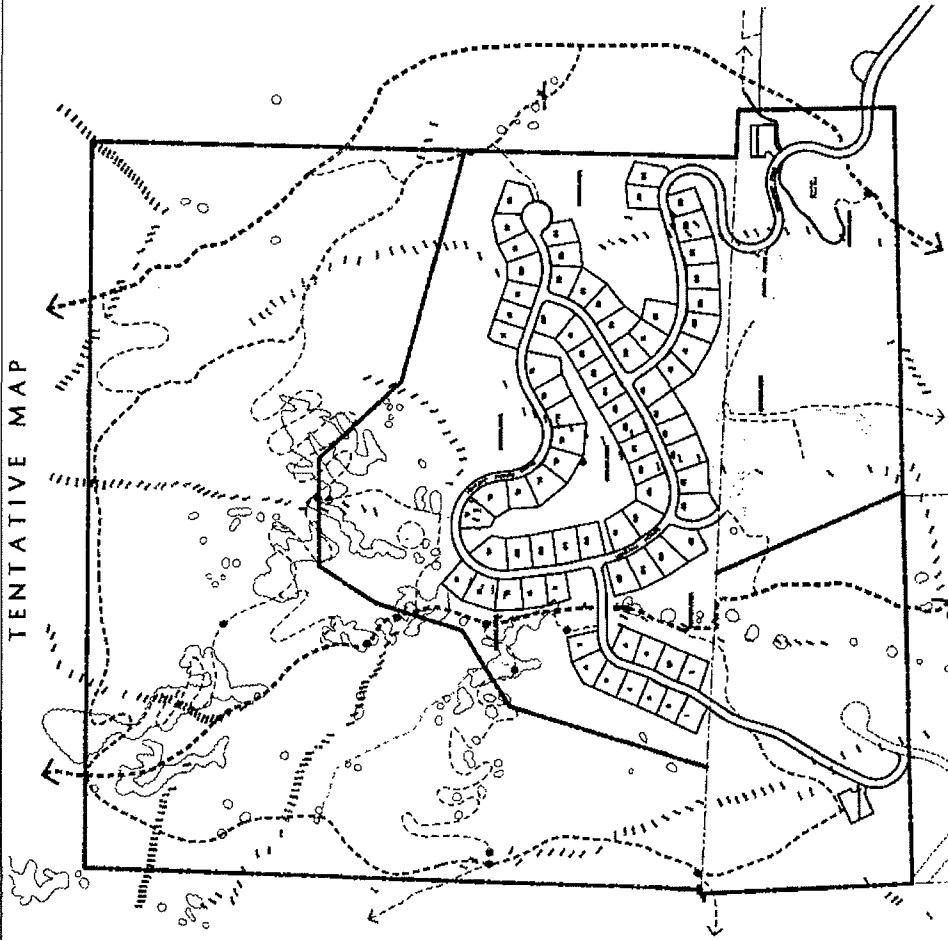
If additional property above and beyond the 132.19± acres is added to the Ventana Pointe SPD (i.e. City of Reno land exchange agreement) a hierarchy of trails shall be established. Refer to Figure 6 (page 15) for an overview of potential trails within Ventana Pointe. The following standards shall apply:

- Provide connections to all existing regional trails in the area (i.e. Peavine Peak Trail, Somerset trail network, etc.)

- Improvement plans for all trails and trail head parking lots shown in Figure 6 (page 15) of this handbook shall be shown on the first final map and shall be constructed by the developer prior to the issuance of the first certificate of occupancy.
- Trails shall be constructed of materials and widths consistent with the adjacent Somerset PUD Development Standards.
- The Rim Trail and ancillary connectors are anticipated to receive light to moderate use and shall be graded dirt. Widths shall vary dependent upon field/topographic conditions, and shall range between 3 and 5 feet.
- Trail heads and intersections shall be posted with directional signage.
- Details related to the grading of trails shall be provided with the first final map for Ventana Pointe, and shall include trail width, material, drainage, etc.
- Benches shall be incorporated at strategic points along the trail network and shall be placed at locations resulting in minimal disturbance to the natural terrain/setting. No concrete pads will be provided for bench locations in order to reduce disturbance and maintain a natural appearance. The first final map for Ventana Pointe shall include a Final Trails Plan that provides bench locations, specifications, etc.
- Benches shall be positioned to provide shade and/or views of the surrounding area/region.
- A par fitness course shall be integrated into the network of trails. The course shall be located along a primary trail in order to ensure convenient access. Details and location of par fitness improvements shall be provided with the first final map.
- In general, trails shall follow the existing terrain/contours as well as established path/trail networks.
- Trails shall provide access to/along significant natural features such as the onsite mature pine trees and major drainageway.

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TENTATIVE MAP



PRELIMINARY TRAILS PLAN



Drainageways/Detention Areas

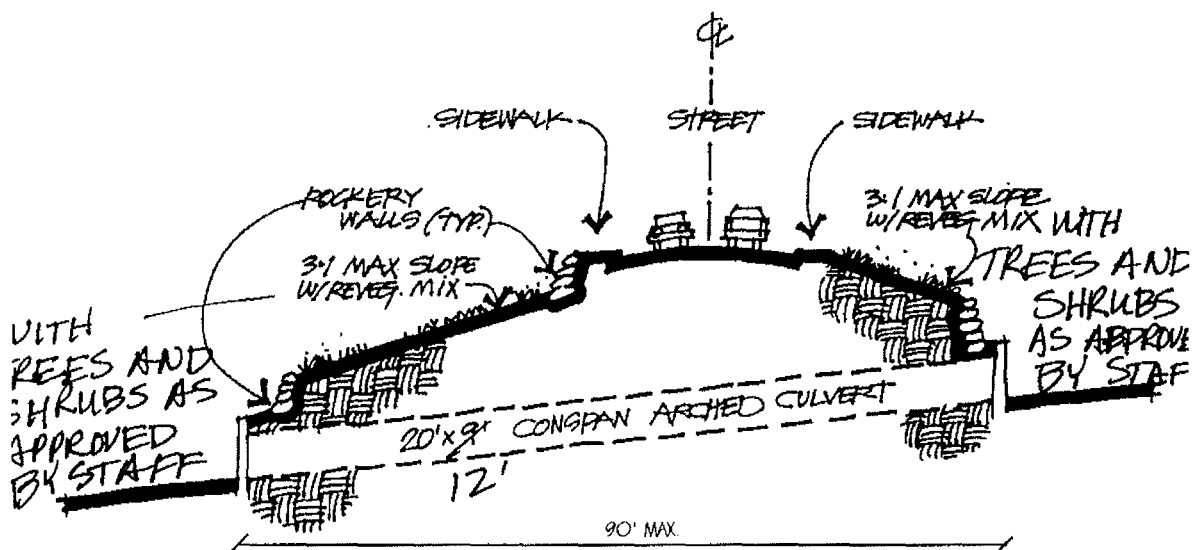
Natural drainageways within Ventana Pointe are either retained in their natural state or modified and enhanced in the overall design of the project. These drainageways will convey runoff and form the backbone of the open space plan. Detention areas will be incorporated into the design as needed to manage runoff. Detention areas will be approved by the City of Reno and in compliance with the City's Major Drainageway Plan prior to implementation.

Natural drainageways will remain undisturbed in their existing condition, with the exception of roadway crossings. In instances where a drainageway must be altered (i.e. roadway crossing), the drainage will be enhanced/landscaped and will undergo any enhancement of vegetation to higher utilization levels, as approved in the Ventana Pointe Revegetation Plan.

- All improvements located/constructed within a major drainageway shall be in accordance with the City of Reno Major Drainageway Policy and shall require approval of a special use permit.
- The drainageway located at the western portion of the site, identified in the Major Drainageways Plan (as Natural) shall remain undisturbed, with the exception of a single roadway crossing, to be designed to City of Reno standards. Any disturbance required for the crossing shall be in accordance with the requirements of the Drainageways Plan and revegetated consistent with the approved Ventana Pointe landscape/revegetation plan.
- Drainageways requiring crossing by either roads or other features requiring fill material or the piping of the drainageway shall conform to the intent illustrated in Figure 7A (following page).
- Roadway crossings shall incorporate the use of conspan structures as to result in minimal disturbance. A minimum 20' by 12' conspan arched culvert shall be used. The face of the conspan shall be treated with rock to provide an aesthetically pleasing appearance. Rock facing shall incorporate colors that are complementary to the natural environment. Refer to Figure 7B; page 18. Access to inlets/outlets of conspans shall be provided/permitted.
- Coordinate the location of detention areas (if applicable) with necessary crossings of the major drainageways.
- No building pad shall be located closer than 15 feet from a 100 year flood zone, nor shall any lot grading occur in a designated major drainageway that is not revegetated to the standards set forth by the City of Reno Major Drainageways Plan.
- The Ventana Pointe Homeowner's Association shall be responsible for maintenance of drainageways within the project, including removal of rubbish, trash, debris, etc.

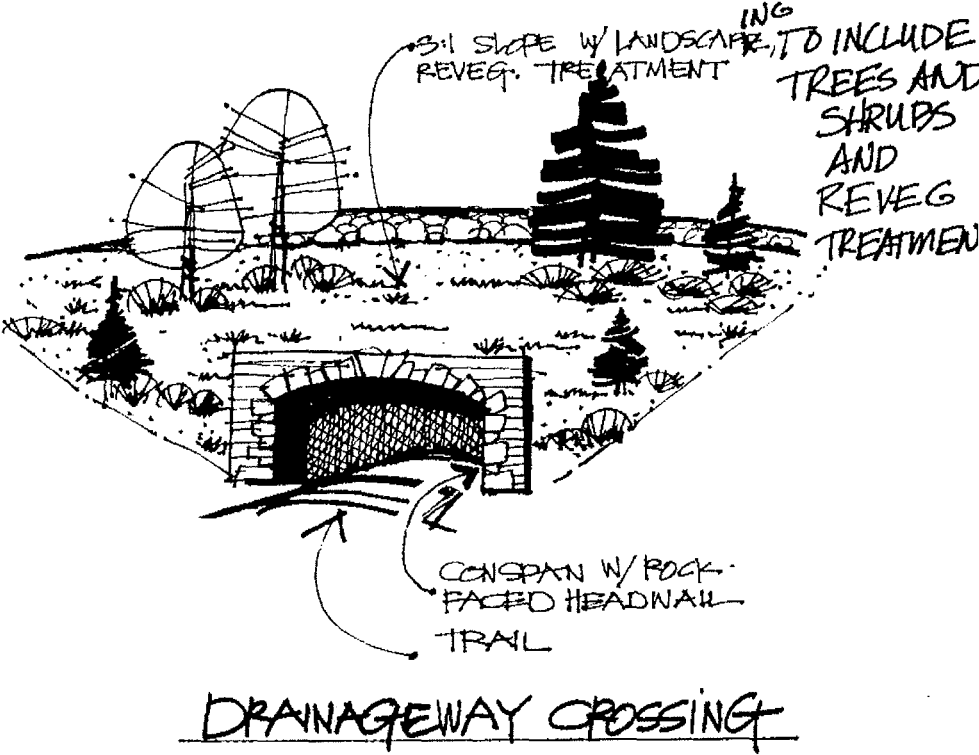
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- Those portions of existing/natural drainageways within Ventana Pointe disturbed during construction of road, trail, and utility crossings will be enhanced/revegetated/landscaped with plantings to increase deer and wildlife habitat value. All portions of drainageways and common area within the project will be maintained in their natural state.
- All formal landscaping shall be consistent with the common area standards for trees/shrubs (numbers, heights, and types).
- All disturbed areas not formally landscaped shall be restored consistent with the SPD restoration standards



Note: Final Conspan dimensions subject to the approval of City staff.

Figure 7A - Typical Drainageway Cross-Section



Note: Revegetation treatment to include a mix of trees and shrubs to the approval of Community Development staff.

Figure 7B – Typical Drainageway Cross-Section

Architecture

The intent of the architectural design character of Ventana Pointe is to evoke an upscale character while providing a traditional feel that complements the site's natural features.

Ornamentation is not necessary. Simplicity in shape, composition and utilization of materials is desired. The shape and composition is of primary importance. Proper composition of building massing can create depth and interesting shadow lines. For this reason there is no limitation on type or style of roof (simple gable or otherwise). A simple gable roof is acceptable if it is integrated into a house that shows thoughtful composition and details. Porches, extended overhangs, pergolas, trellises, and balconies are elements that are encouraged. These design features strengthen composition and create long and interesting shadow patterns.

Ideals for detailing may include:

- Upsizing rafter tails and exposing rafters at the fascia edge.
- Heavy timber posts and diagonal bracing at porches, decks and extended eaves.
- Windows in stucco wall to be recessed, creating a shadow line and giving the appearance of a thick adobe wall.
- Incorporating the use of stucco along with rock and/or brick to provide contrast and enhancement of the overall elevation.
- Grouping windows instead of individual placement.
- Attention to window grid patterns.
- Banding clerestory windows to create a divide between materials.
- Massing ideas: turn garage away from street or locate garage in rear of lot to de-emphasize the automobile.
- Extend pergolas and courtyards to sidewalk to enhance pedestrian scale.

Although architecture with Tuscan and traditional character will be used, several specific architectural features will be incorporated into Ventana Pointe to provide a unique architectural style. For example, a minimum of two distinct roof masses will be used on each house; recessed entries, courtyards, and porches will be used throughout; no exposed aluminum windows will be used; and the use of stucco will be enhanced with the proper use of texture and colors.

Each application for building permit must contain Architectural Control Committee (ACC) approval, including a statement from the ACC explaining how the building complies with requirements.

General Requirements:

- Site and floor plans will respond to the individual orientation, access, views, and privacy requirements of adjacent lots.
- All building colors will be reviewed by the Architectural Control Committee and City of Reno Community Development staff. Colors must relate to the selected architectural style. Bright colors such as pink, lavender, and purple are not allowed. Bright blues, yellows, and reds (except brick homes) shall only be allowed as accent colors. Subtle variation in colors shall be a requirement throughout developed areas of Ventana Pointe.
- Final approval of architectural elevation plans for each house shall have ACC approval and must be consistent with the SPD architectural standards and vocabulary to the satisfaction of City staff prior to the issuance of a building permit.
- The following final architectural features shall be used for homes constructed within Ventana Pointe:
 - Two or more distinct roof masses shall be used.
 - Covered porches, courtyards, recessed entry ways, or projecting steps with architectural elements such as columns, archways, or pergolas shall be used on a minimum of 75% of the homes within each phase of the development, with one item selected from the following list:
 - Covered Front Yard Porch
 - Front Court Yard
 - Recessed Entryway
 - Arches/Archways
 - Columns/Pilasters
 - Pergola
 - One of the items from the following list is required. Note that no exposed aluminum colored windows are allowed.
 - Bay Windows
 - Paned Windows
 - Shed Dormers
 - Clerestory Windows
 - Stucco shall be highly textured and should use a traditional earth tone palette.

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- Garages that project out in front of the main structure are only allowed in up to 45% of the units constructed in a phase, unless the garage doors do not face the street (i.e. side-loaded garages) and they are architecturally treated to complement the main structure’s rooflines and fenestration. An exception to this are accessory garages (i.e. third and fourth car garage bays).
- All side-load garages shall contain windows and detailings (i.e. shutters, architectural trim detail, etc.) and full architectural treatment consistent with main house.
- All houses shall be finished on all four sides with regard to rooflines, windows, and architectural features and shall meet the residential street image standards in the City of Reno Land Development Code.
- Minor adjustments to the architecture which are consistent with the project theme may be allowed with approval by the ACC and City staff.
- In addition to the previously detailed requirements, a minimum of one of the following architectural elements will be incorporated into one-half of the homes within each phase.

Exposed rafter tails	Horizontal Wood Siding	Shingle Siding
Lattice work	Native Stone Work	Courtyard
Balcony	Extended Eaves	Stucco

- Exterior Siding: Appropriate materials include horizontally or vertically applied wood boards or wood products, wood shingles, stucco, masonry, brick, or similar materials. Composite and vinyl siding are not allowed.
- Roofing-appropriate materials include: Clay tile, concrete tile, slate or simulated slate, or similar materials.
- The use of traditional materials such as rough hewn beams, stone, brick, wood, and adobe or stucco will be required for accent materials.

The Ventana Pointe SPD allows for flexibility in architectural design while ensuring high quality development with the standards detailed above. Figures 8A and 8B (following pages) provide examples of architectural styles that will be developed within Ventana Pointe. These elevations also provide graphic examples of the architectural standards previously described.



Figure 8A – Project Architecture



Figure 8B - Typical Project Architecture

Landscape Architecture

The primary goal of the Ventana Pointe landscape design is to provide an overall visually pleasant environment, while enhancing/complementing the natural environment and architectural theme. The SPD handbook calls for approximately 60% of Ventana Pointe to remain as open space. While the majority of this open space will remain natural, some improvements will occur, especially within the developed core of the project.

All disturbed slopes will be revegetated and planted with evergreen and deciduous trees in informal groupings. Plantings shall be selected in accordance with the landscape palette included within the appendices of this handbook.

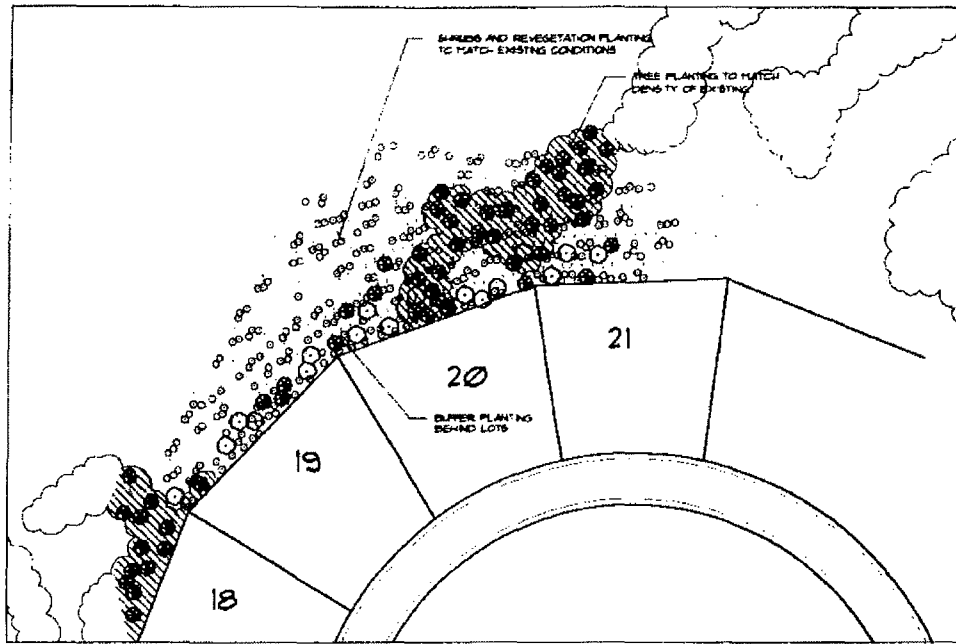
Rockery Walls/Landscape Treatment

The use of rockery walls within Ventana Pointe is encouraged to provide a more aesthetically pleasing solution to the stabilization of slopes within graded areas. These rockery walls will not only serve to pick up the grades across the site but will also set the landscape design theme for the property.

The rockery wall concept for Ventana Pointe is to vary wall heights and spacing and provide for planting areas between series of terraced rockery walls. Landscaping within these terraced planting areas will consist of evergreen trees and a mix of deciduous and evergreen shrubs that soften the walls. Walls shall provide curvature at termination points in order to transition to existing grades.

The general landscape theme is to provide a transition between built and natural environments. Ventana Pointe is unique in that this can be highly effective given the large number of existing mature pines onsite. As a result, additional pines will be used within terraced areas to provide a natural appearance. Trees shall be placed in similar patterns to help create natural transitions to the existing stands of mature pines.

A cross-section of the typical rockery wall concept and associated landscape treatments is previously depicted in Figure 4. Figure 9 (following page), depicts a plan view of typical landscape treatments adjacent to rockery walls.



WALL PLANTING DETAIL

Refer to "Rockery Wall Planting Standards" on page 25 for Planting Specifics

Figure 9 - Rockery Wall Landscape Treatments

Rockery Wall Planting Standards

- Trees shall be planted at approximately 1 per every 30 lineal feet of bench.
- Evergreen trees shall equal 70% of required trees on benches (25% at 6 feet, 50% at 10 feet, and 25% at 12 feet).
- Deciduous trees shall be located towards the toe of slopes and shall equal 30% of required trees on benches (25% at 1 inch caliper, 50% at 2 inch caliper, and 25% at 3 inch caliper).
- In areas where no distinctive evergreen patterns exist, plantings will be concentrated towards the toe of slope, feathered towards the top and the ends of walls.
- Shrubs shall accent evergreen plantings and shall transition at the ends of walls.
- Shrubs are to be planted at a rate of 6 shrubs for every required tree (100% at 5 gallon).
- All rockery wall benches and landscape slopes shall provide drip irrigation to all containerized stock.
- Revegetation seed mixes shall be typically irrigated for rockery wall benches.

Slope/Common Areas

- Trees required within common area easements (within the developed core) may be grouped to accommodate view corridors, while providing appropriate screening from adjoining uses.
- Trees shall be planted at a rate of 1 tree per 500 square feet of slope/common area.
- Deciduous trees shall constitute 30% of the required plantings and shall be 25% one inch, 50% 2.5 inch and 25% 3 inch caliper at time of planting.
- Evergreen trees shall constitute 70% of the required plantings and be planted at a rate of 25% at 6-foot height, 50% at 10-foot height, and 25% at 12-foot height at time of planting.
- Shrubs are to be planted at a rate of 6 shrubs for every required tree (100% at 5 gallon).

Lots

- Front yard landscaping will be installed by the builder. The typical plans will be provided with application for final map. Final landscape and irrigation plans will be provided with each building permit and installed prior to issuance of each certificate of occupancy.

- A minimum of two trees shall be planted in the front yard of each lot within Ventana Pointe. At least one of the required trees shall be an evergreen tree, minimum 10-feet at time of planting. Deciduous trees shall be City of Reno code size (2 ½" caliper), at a minimum.

Disturbed Grading Areas

All areas disturbed by grading located in the dedicated common areas that will not be formally landscaped or developed with rockery walls, will be reseeded with a mixture of grasses, forbes, and shrubs consistent with existing on site vegetations to provide a transition to native plant species on undisturbed portions of the site. Tree plantings to "feather" from slope edges into native areas shall be provided. Tree sizes and requirements shall be consistent with the rockery wall plantings/sections previously outlined. The plantings are intended to blend with the existing hillside plants. Species to include, but not limited to, Sagebrush, Rabbit Brush, Mormon Tea, etc.

Project Entry

Ventana Pointe may incorporate project entry monuments with landscape improvements should the builder decide. The project entry will welcome residents and guests with attractive sign(s), plantings and lighting. The landscape design will express the overall image of Ventana Pointe. Refer to page 30 for details on allowed entry monumentation.

Entry monuments may be located at the two main project entries, and are subject to review and approval by the City of Reno Community Development Department. Monument widths shall not exceed 20-feet in width and 6-feet in height.

At a minimum, project entries shall include landscape treatments that provide for community identity, providing visual separation from adjoining projects. This includes formal and informal plantings.

Figure 12 (page 30) depicts typical project entry treatments that meet the requirements of the Ventana Pointe SPD.

Landscape Standards (All Other Areas)

- Deciduous canopy trees will be sized with 25% at one inch caliper, 50% having a minimum caliper of two inches, and 25% having a minimum caliper of three inches at the time of planting, measured six (6) inches above the root ball.
- Evergreen trees will consist of the following height mix at the time of planting: 20% at 6 feet height, 40% at 8 feet height, and 20% at 10 feet height, 20% @12 feet in height (measured from finished grade to tree apex).
- A minimum of 50% of the shrubs installed will be 5 gallon size or larger.

- Entry landscaping shall be shown on the first final map and be installed by the developer prior issuance of first certificate of occupancy of homes. Entry landscaping shall be installed at the same or higher rates as the standards provided for common area landscaping.

Fuel Modification Zones/Defensible Space

Ventana Pointe is located in a Sagebrush Steppe community, the driest and most widespread vegetative community in the region. Big sagebrush (*Artemisia tridentata*) is the most characteristic species. The risk of wildland fires in the Sagebrush Steppe community has increased since an exotic plant called cheat grass (*Bromus tectorum*), has become dominant. Cheat grass grows fast and then dries up creating perfect tinder for fires ignited by lightning.

With over 100 acres in Ventana Pointe being devoted to open space, there is a potential threat of wildfires on the surrounding hillsides. As a defense against wildfires within Ventana Pointe, parcels containing or abutting natural open space will be required to establish fuel modification zones subject to review by the Reno Fire Department and the standards listed below prior to approval of a final map or building permit. Defensible space refers to a zone surrounding structures that is managed to reduce fire hazard. Within the defensible space, fuel modification measures, such as reducing fuel load and increasing the moisture content of the vegetation will be used to promote fire safe buffers. This zone serves as a physical barrier reducing the threat of wildfire and provides a visual transition between developed areas and open space.

Standards

- A landscape maintenance program will be established by the master developer, incorporated into the CC&R's, and implemented/enforced by the HOA. The program shall be incorporated into the CC&R's and recorded with the first final map. The purpose of the program shall be to remove dried and dead fuel and any other combustible debris from the perimeter of any inhabited building. Refer to Figure 10 (following page).
- An irrigation system will be used to increase moisture content of the living vegetation within fifty feet of any structure.

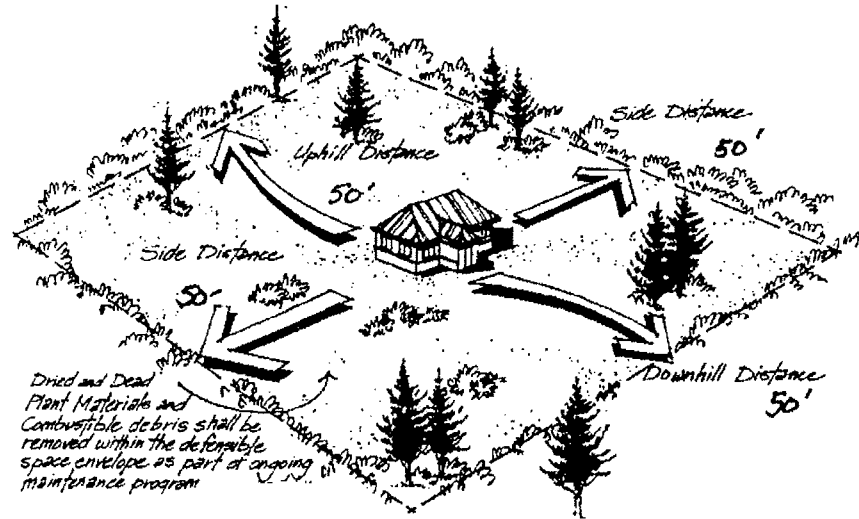


Figure 10 - Defensible Space

Walls and Fences

This section addresses the walls and fences on the individual lots, exclusive of the entry. Walls and fences provide visual screening, privacy, and security.

Privacy Fencing

- Solid 6 foot fencing will be allowed between homes but shall not extend past the building plane of each house into front or back yards.
- From the rear building plane of all houses fencing can be a maximum height of 4.5 feet to the rear lot line. This fencing can either be open or solid.
- Rear yard area fencing adjacent to common areas and drainageways must be open (i.e. wrought iron, split-rail, etc.) and shall not exceed 4.5 feet.
- A consistent side and rear yard fencing type shall be determined with the first final map. Where side and rear yard fencing is installed, it shall be the same fencing type(s) as approved with the final map.

- No chain-link fencing will be allowed.
- Interior court yard stucco fencing/wall may be constructed provided they are limited to 6 feet in height and constructed in conformance with architectural floor plans. Courtyard fencing can be designed to be incorporated into side yard retaining walls (if applicable).
- No front yard fencing shall be allowed.

Figure 11 (below) provides for the typical fencing standards permitted within Ventana Pointe.

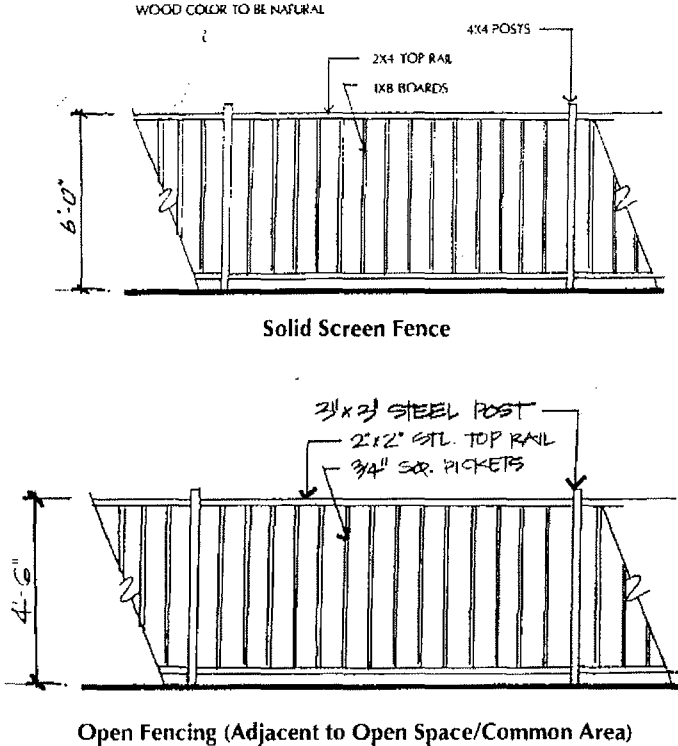


Figure 11 - Typical Fencing

Signage

Signage will be limited to project entry sign(s), street address signs and the street signs. The sign standards presented are purposely intended not to be overly prescriptive to allow for the artistic development of signs to be concurrent with the more detailed development of the architecture.

Project Entry

- A maximum of 4, 14 foot long by 6 foot high indirectly or non-illuminated project identification entry monument sign(s) shall be permitted. The entry monument(s) may be located on one or both sides of the project entries along the two primary access roads.
- The entry monument sign(s) will be either integrated into terraces, architectural features or freestanding. The sign material will consist of either concrete, stucco, rock, wrought iron/metal or a combination of these materials consistent with the theme of the project.

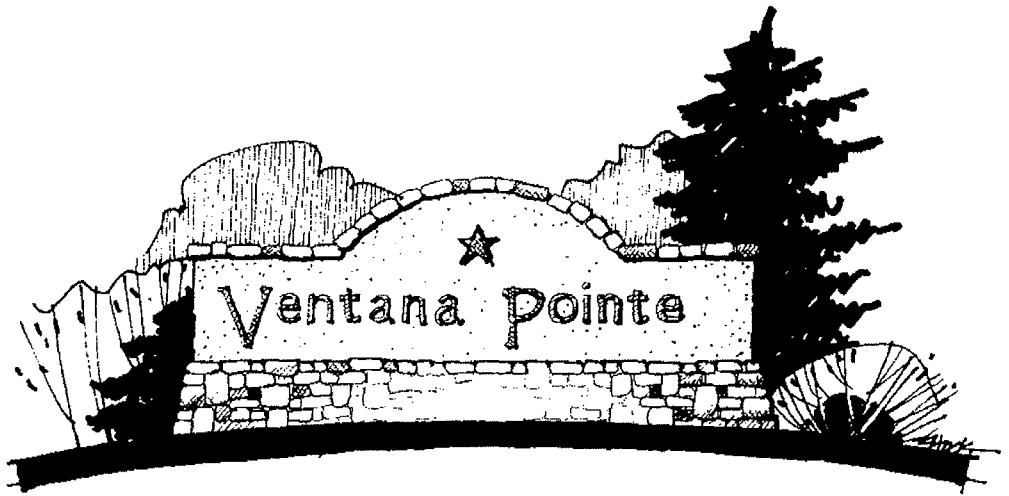


Figure 12 – Typical Project Entry Monument

Information and Directional

Street address signs will be integrated with the architecture of each home.

Lighting

Lighting within Ventana Pointe shall conform to the "Dark Skies" requirements outlined within the City of Reno Municipal Code. The project may incorporate decorative street fixtures, to the approval of City staff, if it can be demonstrated that the fixtures conform to Municipal Code requirements.

Common Area Maintenance

The common areas/open space within Ventana Pointe will be maintained by the homeowners association. Appropriate maintenance will be regularly scheduled to ensure that the upscale image of the project is protected and enhanced. Concurrent with recordation of the first final map, CC&R's instituting a homeowner's association to provide for common area maintenance will be recorded.

Minor Plan Amendment Process

Deviations to any/all of the development standards handbook (of less than 10%) may be granted by the Administrator, when in the opinion of the Administrator, the deviation does not impact the health, safety, and welfare of the general public, that site circumstances or site topography would grant undue hardship to the applicant if the deviation is not granted, that the intent of the development standards handbook is still met with approval of the deviation, and that granting of the deviation does not violate City codes and ordinances.

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

BILL NO. 6481

ORDINANCE NO. 5930

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±132.2 ACRE SITE LOCATED NORTHWEST OF THE CURRENT TERMINUS OF SUNLINE DRIVE AND ADJACENT TO THE NORTHEAST CORNER OF THE SOMERSETT PUD (PLANNED UNIT DEVELOPMENT) FROM LLR2.5 (LARGE LOT RESIDENTIAL - 2.5 ACRES) TO SPD (SPECIFIC PLAN DISTRICT); 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).1207 relating to a ±132.2 acre site located northwest of the current terminus of Sunline Drive and adjacent to the northeast corner of the Somerset PUD (Planned Unit Development) and more particularly described in the attached "Exhibit A" and the standards contained in the SPD (Specific Plan District) handbook as contained in "Exhibit B" and rezoning said property from LLR2.5 (Large Lot Residential - 2.5 acres) to SPD (Specific Plan District) the same to read as follows:

Sec. 18.08.102(b).1207. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC07-00175, thereby changing the use of land indicated therein, relating to a ±132.2 acre site located northwest of the current terminus of Sunline Drive and adjacent to the northeast corner of the Somerset PUD (Planned Unit Development) and more particularly described in the attached "Exhibit A" and the standards contained in the SPD (Specific Plan District) handbook as contained in "Exhibit B" and rezoning said property from LLR2.5 (Large Lot Residential - 2.5 acres) to SPD (Specific Plan District).

-1-

CASE NO. LDC04-00175 (Ventana Point)
APN NO. 164-421-08

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 13 day of June, 2007, by the following vote of the Council:

AYES:

NAYS:

ABSTAIN: _____ ABSENT:

APPROVED this _____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE:

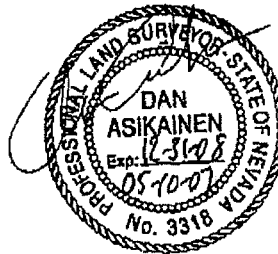
APN # 081-160-17, 18 & 19

LEGAL DESCRIPTION

A portion of the Southwest One Quarter (SW1/4) of Section 36, Township 20 North, Range 18 East, M.D.M. as shown as Parcels 54, 55 and 56 on Record of Survey Map No. 1062, Document No. 457246 filed in Official Records, Washoe County on April 4, 1977.

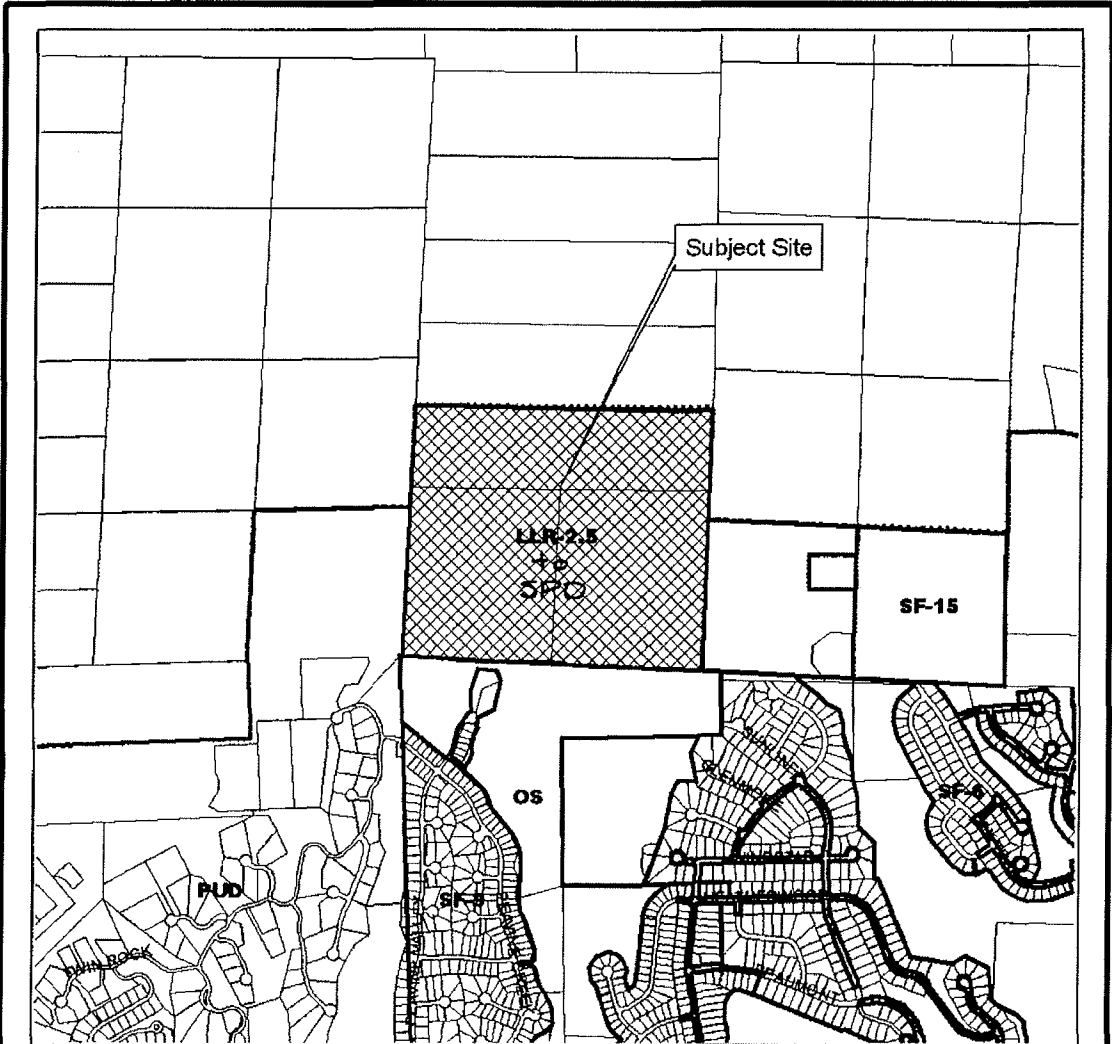
Containing 132.19 Acres, more or less.

Dan Asikainen, P.L.S. #3318
Jeff Codega Planning / Design
750 Sandhill Road
Reno, NV 89521
775-322-5100




FAWPWORK\13--\130-11304-11\legal description.wpd

EXHIBIT A



**LDC04-00175
Ventana Pointe**

 Subject Site for Zoning Map amendment
from LLR 2.5 to SPD

 City Limits



0 187 537.5 750 1,125 1,500
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: May 9, 2007



**Community Development
Department**

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

URL: PLANNING/Planning/Map/Fr 04/00/0017