

DOUBLE DIAMOND RANCH

Residential Planned Community

PUD DESIGN GUIDELINES

As Originally Approved By The Reno City Council On June 13, 1995
Amended March 20, 1996

Amended By The Reno City Council On October 22, 1996
Amended By The Reno City Council On September 9, 1997

Amended By The Reno City Council On June 9, 1998

Amended by The Reno City Council On July 14, 1998

Amended By The Reno City Council On May 11, 1999

Amended By The Reno City Council on June 13, 2000

Amended By The Reno City Council on March 26, 2002

PREPARED BY:
Double Diamond Ranch, LLC
Master Developer

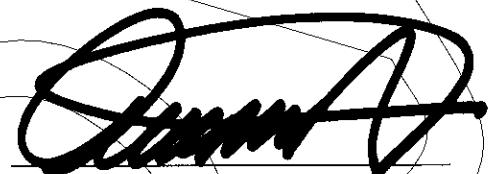
When Recorded Return To:
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Reno, Nevada 89511

**NOTICE OF DESIGN GUIDELINES FOR DOUBLE
DIAMOND RANCH MASTER PLANNED COMMUNITY
(EIGHTH REVISION – March 26, 2002)**

Notice is hereby given that the Planned Unit Development Guidelines for Double Diamond Ranch Residential Master Planned Community, dated June 13, 2000 has been revised, effective March 26, 2002. A copy of the revised guidelines is attached hereto and incorporated herein.

This revision supersedes and terminates the applicability of all previous revisions of the guidelines. The June 13, 2000 version was the last revision that was recorded in the office of the Washoe County Recorder on June 20, 2000 as Document No. 2457332.

Dated this 17th day of May 2002.



Kreg D. Rowe, Managing Member of the
Double Diamond Ranch Limited Liability
Company, a Delaware Limited Liability
Company.

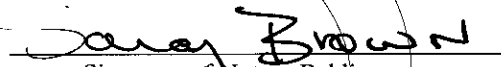
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County of Washoe

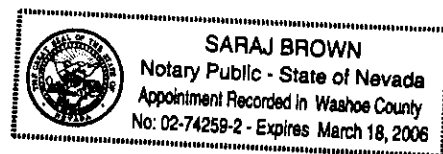
On this 17th day of May 2002 personally appeared before me a Notary Public, Kreg D. Rowe, Managing Member of the Double Diamond Ranch Limited Liability Company, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the instrument.

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



Signature of Notary Public

(Seal)



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Recreational Open Space	Exhibit VI
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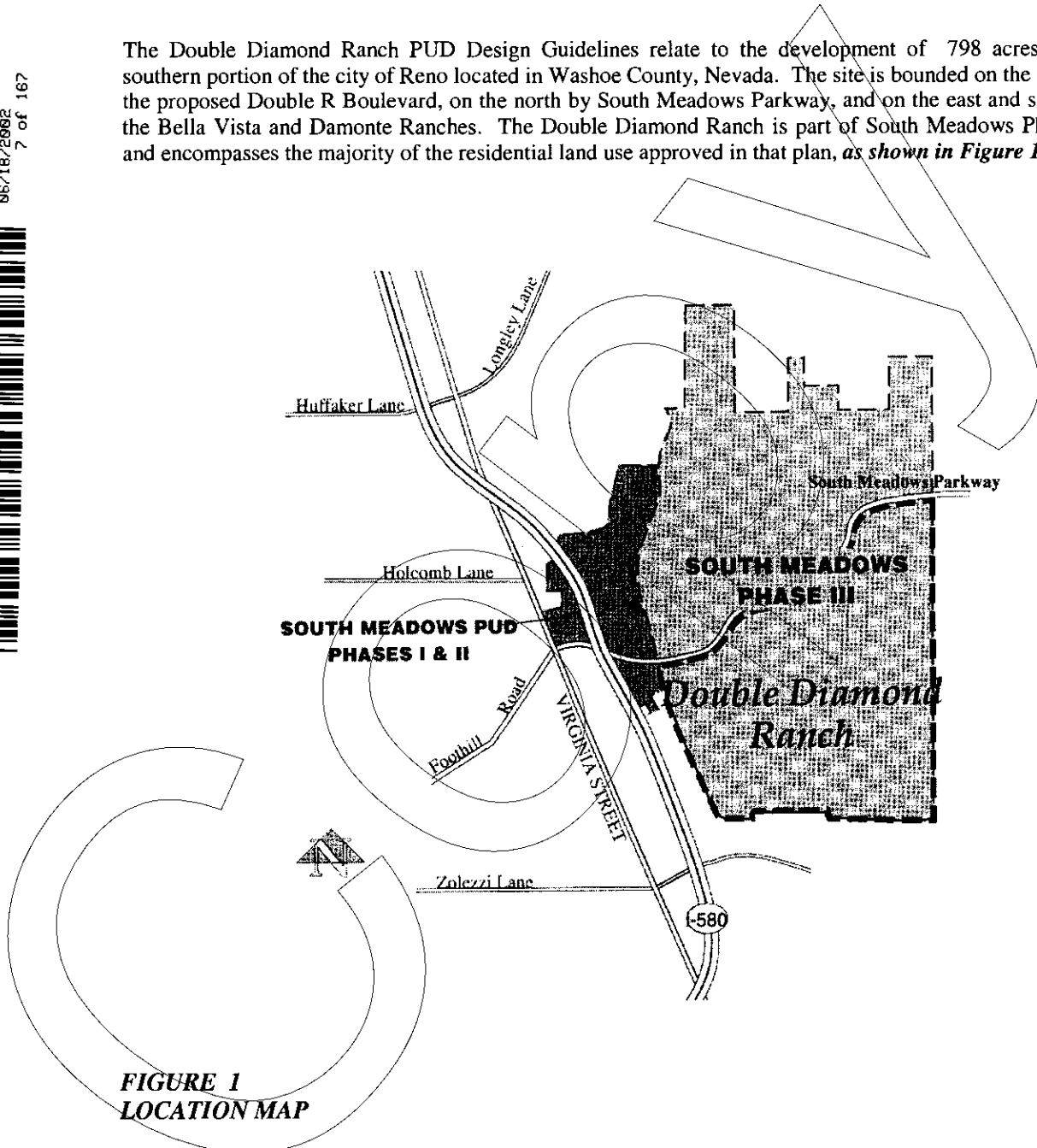
1 PROJECT DESCRIPTION

The purpose of the Double Diamond Ranch PUD is to divide approximately 798 acres within South Meadows Phase III into 46 parcels for future residential, park, and school use and to establish specific design criteria to effectively monitor the development of these parcels. The intent of the tentative map is to create large parcels or villages, which may be sold to various home builders for subsequent subdivision into individual building lots. No residential construction will directly follow from the recordation of the final map, which creates these large parcels. Separate tentative maps and subsequent final maps will be required for each village before any residential construction can commence.

1.1 Site Definition

The Double Diamond Ranch PUD Design Guidelines relate to the development of 798 acres in the southern portion of the city of Reno located in Washoe County, Nevada. The site is bounded on the west by the proposed Double R Boulevard, on the north by South Meadows Parkway, and on the east and south by the Bella Vista and Damonte Ranches. The Double Diamond Ranch is part of South Meadows Phase III and encompasses the majority of the residential land use approved in that plan, *as shown in Figure 1*.

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A ZONING MAP AMENDMENT FROM SFR-6 (UNDER RESOLUTION OF INTENT FROM LLR-2.5) TO PUD AND A TENTATIVE MAP TO DEVELOP A 45-LOT SUBDIVISION ON 770 ACRES WAS RECOMMENDED FOR APPROVAL BY THE RENO PLANNING COMMISSION ON MAY 17, 1995. AT A MEETING HELD ON JUNE 13, 1995, THE CITY COUNCIL UPHELD THE RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVED THE ZONING MAP AMENDMENT AND TENTATIVE MAP, SUBJECT TO CONDITIONS. THE CONDITIONS OF APPROVAL ARE PRESENTED IN THE APPENDIX.

ON OCTOBER 2, 1996 THE RENO PLANNING COMMISSION RECOMMENDED APPROVAL FOR A ZONING MAP AMENDMENT AND TENTATIVE MAP AMENDMENT FOR THE DOUBLE DIAMOND RANCH RESIDENTIAL COMMUNITY. THE ZONING MAP AMENDMENT ADDED TO THE DOUBLE DIAMOND RANCH APPROXIMATELY 29.26 ACRES TO THE NORTHEAST SECTION OF THE PUD, CHANGING ITS ZONING FROM LLR-2.5 UNDER RESOLUTION OF INTENT TO SFR-6 TO PUD. THIS ADDITION TO THE PUD CREATED ONE ADDITIONAL LOT WHICH ESTABLISHED AN AMENDMENT TO THE EXISTING LARGE LOT TENTATIVE MAP.

WITH REGARDS TO THE ZONING MAP AMENDMENT, LOTS 6 AND 26 WERE RECOMMENDED FOR APPROVAL FOR A CLUSTER HIGH DENSITY DEVELOPMENT (6 TO 10 UNITS PER ACRE) SUBJECT TO SPECIFIC CONDITIONS AS NOW OUTLINED THROUGHOUT THE PUD DESIGN GUIDELINES UNDER "CLUSTER DEVELOPMENT". WITH THIS RECOMMENDATION TO ALLOW CLUSTER HIGH DENSITY DEVELOPMENT ON PARCELS 6 AND 26, THE PLANNING COMMISSION ALSO RECOMMENDED APPROVAL OF THIS DEVELOPMENT WITHOUT THE NEED FOR A SPECIAL USE PERMIT.

IN ADDITION, THE PLANNING COMMISSION RECOMMENDED APPROVAL TO ADD TO THE PUD DESIGN GUIDELINES STANDARDS FOR PRIVATE STREETS AND PRIVATE COURT ENTRANCES AS APPROVED BY THE CITY STAFF PRIOR TO THE PLANNING COMMISSION MEETING. RECOMMENDATION FOR APPROVAL WAS ALSO GIVEN TO; (I) ADD SIX (6) DESIGN RESTRICTIONS TO THE PUD DESIGN GUIDELINES FOR CLUSTER DEVELOPMENT; (II) ALLOW CUL-DE-SAC LOT DESIGN TO BE CONSISTENT WITH THE FEBRUARY 1, 1996 RENO FIRE DEPARTMENT POLICY; (III) ALLOW THE PERIMETER MASONRY WALLS OF THE MASTER PLAN TO HAVE STUCCO COVERING; AND (IV) CHANGE THE SIDEWALK WIDTHS FOR LOCAL RESIDENTIAL STREETS FROM 5 FEET TO 4 FEET, CONSISTENT WITH RENO CITY STANDARDS.

ON OCTOBER 22, 1996 THE RENO CITY COUNCIL UPHELD THESE RECOMMENDATIONS TO APPROVE THE ZONING MAP AMENDMENT AND TENTATIVE MAP AMENDMENT SUBJECT TO THOSE CONDITIONS OF APPROVAL ATTACHED HERETO AS EXHIBIT VII FOR REFERENCE.

IN EARLY 1997, THE MASTER DEVELOPER OF THE DOUBLE DIAMOND RANCH MADE AN APPLICATION TO THE RENO CITY PLANNING DEPARTMENT TO MODIFY A PORTION OF THE DOUBLE DIAMOND RANCH DESIGN GUIDELINES. THE APPLICATION REQUESTED TO ALLOW FOR THE ABSENCE OF SIDEWALKS IN CUL-DE-SAC STREETS WHERE APPROPRIATE, BASED ON SPECIAL PLANNING. IN ADDITION, A REQUEST WAS MADE TO THE RENO CITY PLANNING DEPARTMENT TO CLARIFY THE FRONT YARD SET BACK REQUIREMENTS WHERE SIDE LOADED GARAGES ARE DEVELOPED IN THE FRONT OF HOUSES.

ON APRIL 22, 1997, THE RENO CITY COUNCIL UPHELD THE RENO CITY PLANNING COMMISSION'S APPROVAL OF MARCH 24, 1997 TO ALLOW FOR MODIFICATIONS TO THE SUBJECT DESIGN GUIDELINES ALLOWING FOR THE ABSENCE OF SIDEWALKS ON CUL-DE-SAC STREETS WHERE PLANNED. IN ADDITION, THROUGH ADMINISTRATIVE APPROVAL, THE RENO CITY PLANNING DEPARTMENT ALSO AUTHORIZED ADDITIONS TO THE SUBJECT DESIGN GUIDELINES CLARIFYING FRONT YARD SET BACK REQUIREMENTS FOR SIDE LOADED GARAGES.

IN EARLY 1998, THE MASTER DEVELOPER OF THE DOUBLE DIAMOND RANCH MADE AN APPLICATION TO THE RENO CITY PLANNING DEPARTMENT TO MODIFY A PORTION OF THE DOUBLE DIAMOND RANCH DESIGN GUIDELINES. THE APPLICATION REQUESTED TO ALLOW THE USE OF CLUSTER DESIGN STANDARDS FOR LOTS, SETBACK AND PRIVATE STREETS IN STANDARD DEVELOPMENTS WITH A MINIMUM LOT SIZE OF 4,500 SQ. FT. IN ADDITION, A REQUEST WAS MADE TO THE RENO CITY PLANNING DEPARTMENT TO CLARIFY THE CLUSTER DESIGN STANDARDS FOR ENTRY STREETS, ROLLED CURBING AND PRIVATE COLLECTOR STREETS.

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ON APRIL 28, 1998, THE RENO CITY COUNCIL UPHELD THE RENO CITY PLANNING COMMISSION'S APPROVAL OF APRIL 1, 1998 TO ALLOW FOR THE USE OF CLUSTER DESIGN STANDARDS FOR LOTS, SETBACK AND PRIVATE STREETS IN STANDARD DEVELOPMENTS WITH A MINIMUM LOT SIZE OF 4,500 SQ. FT. IN ADDITION, THROUGH ADMINISTRATIVE APPROVAL THE RENO CITY PLANNING DEPARTMENT ALSO AUTHORIZED ADDITIONS TO THE SUBJECT DESIGN GUIDELINES CLARIFYING THE ON CLUSTER DESIGN STANDARDS FOR ENTRY STREETS, ROLLED CURBING AND PRIVATE COLLECTOR STREETS.

IN LATE 1998, THE MASTER DEVELOPER OF THE DOUBLE DIAMOND RANCH MADE AN APPLICATION TO THE RENO CITY PLANNING DEPARTMENT TO MODIFY A PORTION OF THE DOUBLE DIAMOND RANCH DESIGN GUIDELINES. THE APPLICATION REQUESTED TO ALLOW FOR THE CREATION OF A SENIOR COMMUNITY IN VILLAGES 18, 19, 20, 21, 22, AND 23, AND TO INCREASE THE TOTAL NUMBER OF UNITS TO 3,300. IN ADDITION, A REQUEST WAS MADE TO THE RENO CITY PLANNING DEPARTMENT TO MODIFY PRIVATE STREET STANDARDS AND FENCING DETAILS.

MARCH 23, 1999, THE RENO CITY COUNCIL UPHELD THE RENO CITY PLANNING COMMISSION'S APPROVAL OF FEBRUARY 17, 1999 TO ALLOW FOR MODIFICATIONS TO THE SUBJECT DESIGN GUIDELINES ALLOWING FOR THE CREATION OF A SENIOR COMMUNITY IN VILLAGES, 18, 19, 20, 21, 22, AND 23, AND TO INCREASE THE TOTAL NUMBER OF UNITS TO 3,300. IN ADDITION, THROUGH ADMINISTRATIVE APPROVAL, THE RENO CITY PLANNING DEPARTMENT ALSO AUTHORIZED ADDITIONS TO THE SUBJECT DESIGN GUIDELINES.

ON SEPTEMBER 15, 1999, THE MASTER DEVELOPER OF THE DOUBLE DIAMOND RANCH MADE AN APPLICATION TO THE RENO CITY PLANNING DEPARTMENT TO MODIFY A PORTION OF THE DOUBLE DIAMOND RANCH DESIGN GUIDELINES. THE APPLICATION REQUESTED TO MODIFY THE LOCATION OF A SENIOR COMMUNITY TO VILLAGES 7, 8, 9, 20, 21, 22, AND 23, AND TO REMOVE THE SOUTHERNMOST ELEMENTARY SCHOOL SITE. IN ADDITION, A REQUEST WAS MADE TO THE RENO CITY PLANNING DEPARTMENT TO ALLOW AN ATTACHED HOUSING ALTERNATIVE FOR VILLAGE 26 AND THE SENIOR COMMUNITY, RESTRICTED TO "FOR SALE ONLY" HOUSING, AND INCREASING THE ALLOWED NUMBER OF UNITS UP TO A MAXIMUM OF 400, BASED ON A 10-UNITS PER ACRE INCREASE FOR THE ATTACHED HOUSING COMPONENTS.

IN ADDITION, A REQUEST WAS MADE TO AMEND THE WETLANDS AND TO CONFORM TO THE NEW 404 PERMIT, RELOCATE THE JR. HIGH SCHOOL AND COMMUNITY PARK, MODIFY THE ALIGNMENT OF WILBUR MAY PARKWAY, AND REVISE OTHER DETAILS.

ON JUNE 13, 2000, THE RENO CITY COUNCIL UPHELD THE RENO CITY PLANNING COMMISSION'S APPROVAL OF MAY 3, 2000 TO ALLOW FOR MODIFICATIONS TO THE SUBJECT DESIGN GUIDELINES AS SUBMITTED.

ON NOVEMBER 15, 2001, THE MASTER DEVELOPER OF THE DOUBLE DIAMOND RANCH MADE AN APPLICATION TO THE RENO CITY PLANNING DEPARTMENT TO MODIFY A PORTION OF THE DOUBLE DIAMOND RANCH DESIGN GUIDELINES. THE APPLICATION REQUESTED A ZONING TEXT AMENDMENT TO ALLOW A STANDARD RESIDENTIAL DEVELOPMENT AS AN ALTERNATIVE TO THE ACTIVE ADULT COMMUNITY WITHIN PHASE IV. THIS ALTERNATIVE WOULD INCLUDE NO INCREASE IN DENSITY. IT INCLUDED REALIGNMENT OF WILBUR MAY BOULEVARD AND ELIMINATION OF OPEN SPACE WITHIN PHASE IV.

ON MARCH 26, 2002, THE RENO CITY COUNCIL UPHELD THE RENO CITY PLANNING COMMISSION'S APPROVAL OF FEBRUARY 6, 2002 TO ALLOW FOR MODIFICATIONS TO THE SUBJECT DESIGN GUIDELINES AS SUBMITTED

THE BALANCE OF THESE PUD DESIGN GUIDELINES HAVE BEEN AMENDED TO REFLECT THE CHANGES APPROVED BY THE RENO CITY COUNCIL AS OF MARCH 26, 2002.

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1.2 Land Use Breakdown

Table 1 shows the breakdown of the property among the various uses. The proposed land division includes one elementary school site, a middle school site, parks, and open space. The total number of dwelling units listed in Table 1 is approximate. The final lot count, up to 3,300 lots, will depend upon the configuration of each village as it is mapped over time by the Master Developer or subsequent homebuilder ("Parcel Developer").

1.2.1 Retirement (Active Adult) Community

The Retirement Community portion of the Double Diamond Ranch will comprise approximately 145 acres of the property. Based on HUD requirements the Developer will be restricting the community to people 55 years old and over. The Federal Register / Vol. S4. No. 13 / Monday January 23, 1989 / Rules and Regulations, Subpart E – Housing for Older Persons, lists the requirements that will govern this portion of the development. The Retirement Community will include facilities and services to accommodate the needs and benefit the homeowners in this age group. These facilities will be unique to this age group, including such things as a swimming pool, fitness center, meeting and game rooms etc. The use of these facilities will be restricted to the owners in this community.

**TABLE 1a
LAND USE BREAKDOWN**

Land Use	Approx. Acres	Pct. of Total	Approx. Dwelling Units
Single Family Residential	508.4	63.7	2,575
Retirement Community	144.8	18.1	725
Elementary Schools	9.7	1.2	N/A
Middle School	15	1.9	N/A
Neigh. & Comm. Parks	25	3.1	N/A
Linear Parks / Drainage Corridor	23.7	3.0	N/A
Retirement Community Commons	26.1	3.3	N/A
Natural Open Space	5.4	0.7	N/A
Major Streets	40.2	5.0	N/A
Total	798.3	100%	3,300
• Attached Residential Alternate	60 Acre	Included in above	400

1.2.1a Residential Community Alternative

With submittal of the first Tentative Map for Phase IV, an alternative plan for this area of the Ranch may be selected. This alternative may include standard residential villages, combination standard/cluster villages, and 21 acres of attached housing, in two (2) separate villages, as originally approved with the January 2000 amendment.

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**TABLE 1b
RESIDENTIAL COMMUNITY ALTERNATE**

Land Use	Approx. Acres	Pct. of Total	Approx. Dwelling Units
Single Family Residential	668.9	83.87	3,300
Elementary Schools	9.7	1.2	N/A
Middle School	15	1.9	N/A
Neigh. & Comm. Parks	25	3.1	N/A
Linear Parks / Drainage Corridor	34.1	3.0	N/A
Natural Open Space	5.4	0.7	N/A
Major Streets	40.2	5.0	N/A
Total	798.3	100%	3,300
• Attached Residential Alternate	60 Acre	Included in above	400

1.2.2 Attached Residential Alternative

The Attached Residential portion of the Double Diamond Ranch shall be restricted to Village 26 and the Active Adult Community (refer to Figure 3, Land Use Plan) The attached units could include townhouses, duets, quads, or condominiums, all restricted to “for sale” units only. This would be an alternative land use for these Villages and if utilized, an increase in density would be allowed up to a maximum of 10 units for every acre utilized for this land use, not to exceed a maximum of 400 units.

1.3 Residential Densities

This project proposes single family residential development at densities ranging from 3 to 7 dwelling units per acre, single family Cluster Developments at densities ranging from 6 to 10 dwelling units per acre and Attached Residential at 10 to 14 dwelling units per acre. The minimum lot size will be 4,500 square feet, except for villages approved for Cluster Developments where lot sizes may be a minimum of 2,700 square feet (refer to paragraph 7.2.2 page 48). The Retirement Community will be developed at densities of 4 to 5 dwelling units per acre. The Attached Residential would have a minimum project size of 10 acres, and a maximum property size of 35 acres with 3,000 to 4,500 square feet of project land area per residential unit. The Retirement Community will have a mix of attached housing neighborhoods that will be a variety of sizes and locations. These densities are consistent with the South Meadows Phase III approval.

1.4 Phasing

It is anticipated that the Double Diamond Ranch Residential Development will be developed in six phases (Refer to Figure 2.). Phase I is located at the north end of the site along Double Diamond Parkway and includes the first neighborhood park. Development of the second phase moves southward along Double Diamond Parkway. The third phase includes the remainder of Double Diamond Parkway. The second neighborhood park is located in Phase III. The fourth phase is located at the southeast corner of the site and will be developed as a Retirement (Active Adult) Community or Residential Alternative. Phase V is eastward of White’s Creek Central Channel, extending north from Carat Avenue and flanking both sides of Wilbur May Boulevard up to the boundary of Phase VI. Phase VI includes the elementary school site and the third neighborhood park. Phase VI encompasses the northeast corner of the property north of Phase V along Wilbur May Boulevard up to South Meadows Parkway and includes the middle school site and community park.

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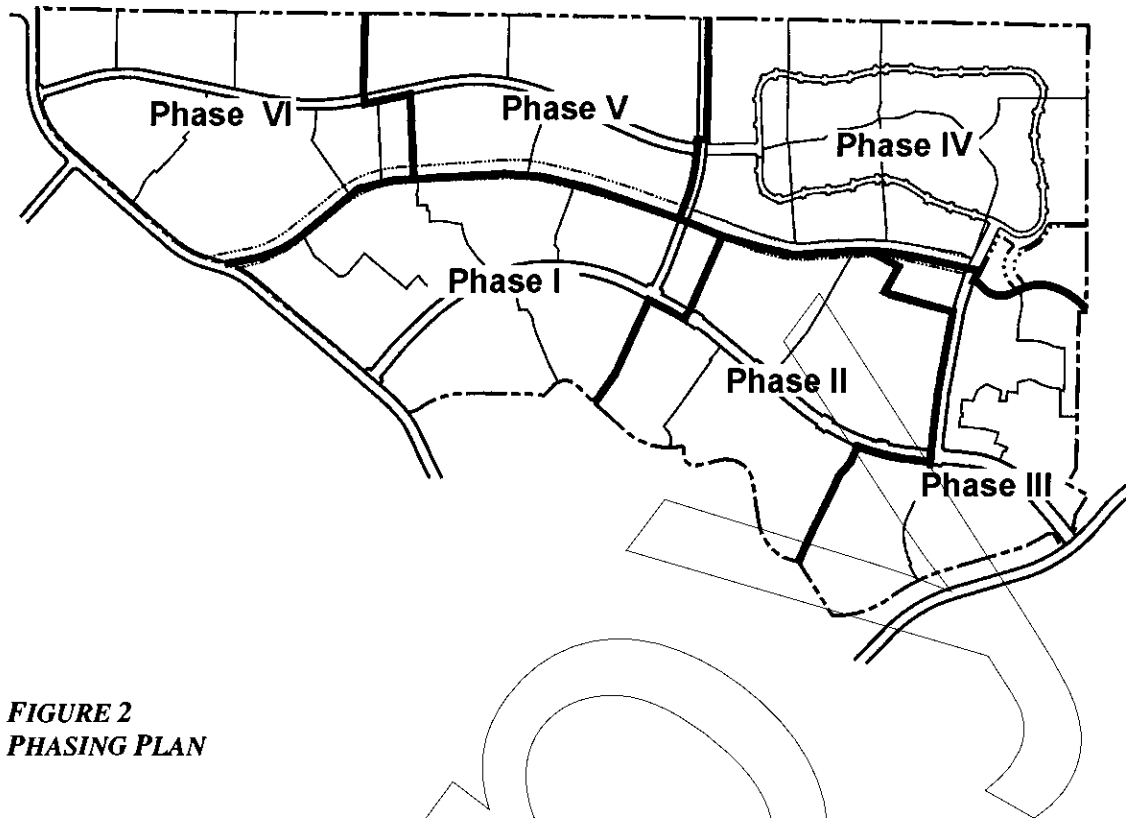


FIGURE 2
PHASING PLAN

The development program for the Double Diamond Ranch covers several years. The proposed phasing plan represents the developer's best estimate of how development will occur. Should circumstances change, it is possible that modifications to the phasing plan will be proposed.

1.5 Traffic and Circulation

The traffic study for South Meadows Phase III included projections for development of this property. The primary traffic facilities for this project are South Meadows Parkway and Double R Boulevard, which are the main east-west and north-south arterial streets, respectively. The tentative map adds one minor arterial (Double Diamond Parkway) and two collector streets (Wilbur May Boulevard and Carat Avenue). The proposed street sections are included in the Design Guidelines. Local street standards for the individual neighborhoods are also shown.

1.6 Open Space

Conditions #53 and #54 of the Conditions of Approval for South Meadows Phase III (Case No. 66-92/File 10 and 11) address open space and parks. Condition #53 requires the preparation of an Open Space Program for the development as a whole. Condition #54 addresses the dedication of neighborhood and community parks.

A primary objective in the site planning for this residential development was the inclusion of strategically located and accessible parks and open space. The PUD Design Standards illustrate and describe the design of pedestrian and bicycle paths from the individual neighborhoods to the open space and parks.

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The Double Diamond Ranch Residential Development includes three neighborhood parks, one of which will be developed adjacent to the one elementary school, the second located along the central channel adjacent to Wilbur May Boulevard (Parkwood Drive) and the third located adjacent to Village 6. The community park will occupy a parcel adjacent to the future middle school at the southeast corner of Wilbur May Boulevard and South Meadows Parkway. All of the parks are to be dedicated to the City of Reno. These parks will be connected by a path system developed within the White's Creek Central Channel (as described in the following paragraph) and along major roads within the project such as Wilbur May Boulevard and Double Diamond Parkway.

White's Creek Channel will be developed as an open space drainage corridor/linear park that extends through the PUD in a north-south alignment forming a central "spine" and organizing feature for adjacent neighborhoods. The 150 foot wide corridor will feature an 8-foot wide meandering pedestrian/bike path that provides a safe route away from the streets for children to walk or ride to school. (The Parks, Open Space, and Trails Program required by Condition #53 addresses the parks in greater detail.)

1.7 Schools

The Conditions of Approval for South Meadows Phase III require that two elementary school sites and one middle school site be provided at locations acceptable to the Washoe County School District. Condition #56, is amended pursuant to a letter from the Washoe County School District to the Reno Planning Department, dated December 7, 1999; a copy of which is provided elsewhere in this document. The Double Diamond Ranch Residential Community includes one elementary school and a middle school. (A second elementary school is shown west of the Double Diamond Ranch PUD and south of South Meadows Parkway.)

1.8 Wetlands

The delineation and protection of federally-protected wetlands on this property have been items of continuing interest from the inception of the development of the ranch. Several isolated areas of identified wetlands exist within this project. Any modifications or enhancements within wetland areas must be consistent with the Final Wetland Mitigation Plan approved by Corps of Engineers Individual Permit under Section 404 of the Clean Water Act (Regulatory Section Permit No. 199400487). Subsequent to issuance of this permit, proposed changes to the wetland mitigation plan have been approved by the Corps of Engineers pursuant to Regulatory Section Permit No. 199825043. Improvements and/or modifications to wetland areas within the Double Diamond Ranch Residential Development, as presented elsewhere in this document, conform to the final Wetland Mitigation Plan as described in the latter permit.

1.9 Stormwater Management

1.9.1 Site Drainage

The site slopes downward very gradually to the north at a typical gradient of half a foot per hundred feet (0.5%). Thomas Creek, Whites Creek, and historic Brown's Creek flow through South Meadows. Numerous small irrigation and drainage ditches convey low flows over the site. In a major storm event, these ditches would be full and drainage would be by sheet flow generally to the north.

1.9.2 Flood Potential

The current FEMA maps, dated September 30, 1994, indicate that about half the site is affected by the Zone A 100-year flood plain from Thomas, Whites, historic Brown's, and Steamboat Creeks. The remainder of the site lies in Zone X (minimal flooding). A Conditional Letter of Map Revision (CLOMR) has been approved by the Federal Emergency Management Agency ("FEMA"). The flood control plan proposes to remove the developable portions of the site from the 100-year flood plain by constructing flood control channels and by filling portions of the site. Once the improvements are actually constructed and functional,

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the Master Developer will apply to FEMA for a Letter of Map Amendment Revision (LOMAR), which officially removes property from the 100-year flood plain. As of October 22, 1996 the Master Developer has completed a portion of the flood channel construction and has received from FEMA a LOMAR removing Phase I of the Master Plan from the 100 year flood zone. Additional flood channel development effecting future phases is now underway with FEMA approvals on future Phases expected in 2000 and 2001.

1.9.3 Detention

Whenever a development increases the amount of impervious (paved) area, the amount of runoff tends to increase, both in peak rate and in total volume. If the increase in runoff adversely impacts a downstream property, storm water detention is often used to mitigate the increase. Typically a detention pond will be designed to hold storm water runoff temporarily and will release the water at a rate not exceeding the peak flow prior to development.

The master drainage plan provides for a regional detention basin north of the project. In addition, the flood control channels are sized for the 100-year flow in the developed condition.

1.9.4 Storm Drain

Each development will be required to provide a storm drain system to remove the 5-year runoff from the site, with overland routes for the 100-year runoff. Drainage generally follows the natural grade of the land, and the proposed drainage system discharges to the proposed flood control channels.

1.9.5 Groundwater

In some locations, the groundwater table is very shallow (2 to 4 feet below the surface). In other locations, the groundwater is considerably deeper. High concentrations of boron (a naturally-occurring element) have been detected in the groundwater. The Nevada Division of Environmental Protection will not permit the discharge of this groundwater into the Truckee River or any of its tributaries, including Steamboat Creek. Storm drains will be designed with sealed joints in the pipes and manholes to prevent infiltration of groundwater into the storm drain. Utility trenches should be provided with bentonite plugs to prevent migration of groundwater into the storm drain system. Only storm drainage, not groundwater, should be allowed to reach Steamboat Creek.

A boron management plan has been prepared by the Master Developer to address this concern in a comprehensive manner. Per Condition of Approval #48 for South Meadows Phase III, this plan has been submitted to the City of Reno and approved.

1.10 Fire Protection

Five specific fire-related conditions were attached to the Conditions of Approval for South Meadows Phase III. Each residential unit will pay \$175 per unit for the construction of a fire station upon the recordation of their final subdivision map. A one-acre site for the fire station will be provided near the northeast corner of South Meadows Parkway and Double R Boulevard.

1.11 Water and Sewer Service

Sanitary sewer service will be provided by Washoe County from the South Truckee Meadows Wastewater Treatment Plant. An existing 30-inch diameter interceptor runs through the project from south to north. Water service will be provided to the individual homes by Sierra Pacific Power Company, and water to the common areas by Washoe County.

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1.12 Other Utilities

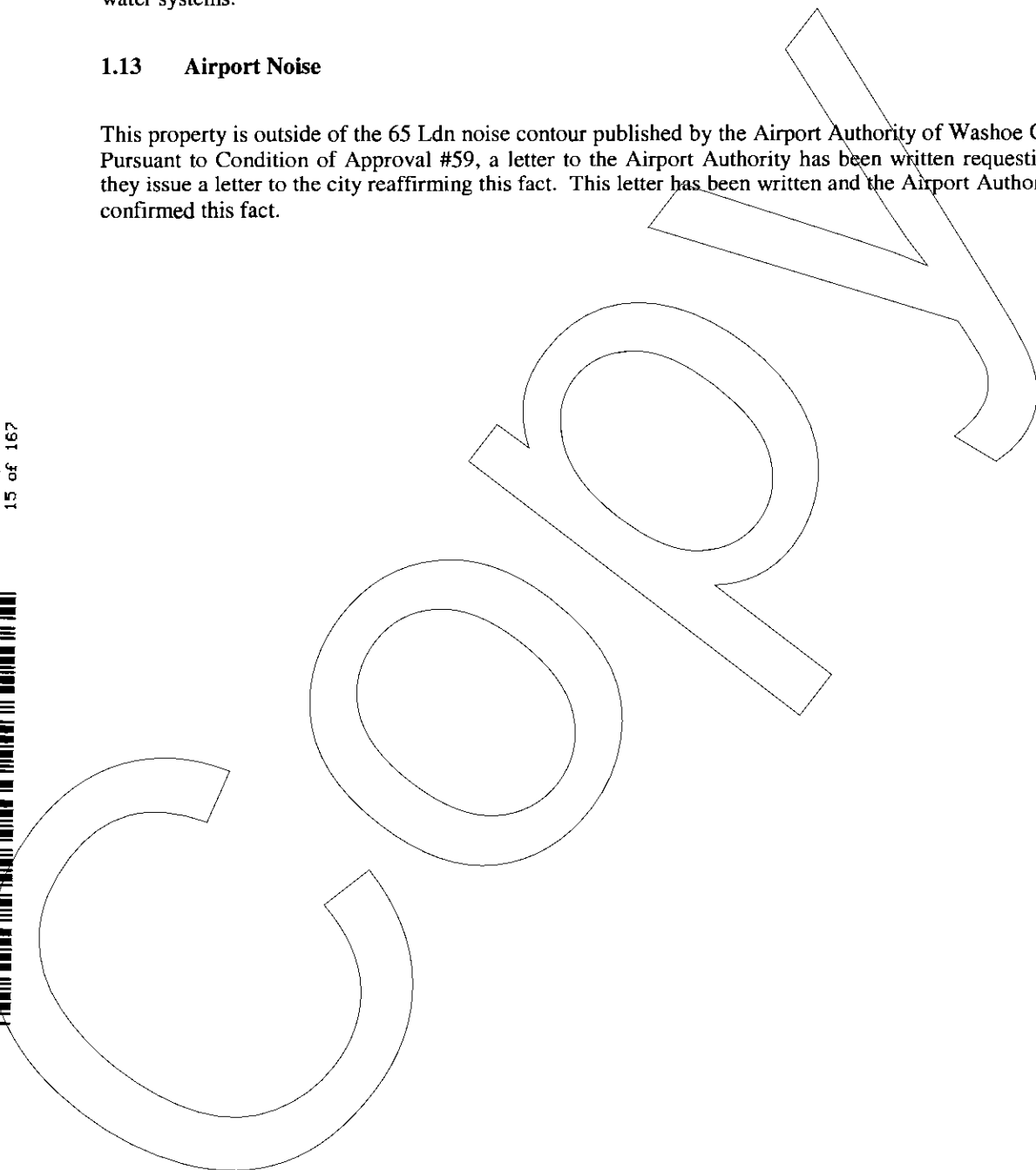
Electric power will be provided by Sierra Pacific Power Company, telephone service by Nevada Bell, cable television service by TCI Cablevision or other cable providers as approved by the City of Reno and the Master Developer, and natural gas by Westpac Utilities.

Special consideration needs to be given to trench design for this project because of the high groundwater table. To prevent migration of groundwater along utility trenches, the geotechnical engineer recommends placement of bentonite (clay) plugs at regular intervals. Utility trenches should be constructed above the water table to the extent possible. Dewatering of utility trenches during construction shall be managed and water disposed of so that groundwater with elevated levels of boron will not be introduced into surface water systems.

1.13 Airport Noise

This property is outside of the 65 Ldn noise contour published by the Airport Authority of Washoe County. Pursuant to Condition of Approval #59, a letter to the Airport Authority has been written requesting that they issue a letter to the city reaffirming this fact. This letter has been written and the Airport Authority has confirmed this fact.

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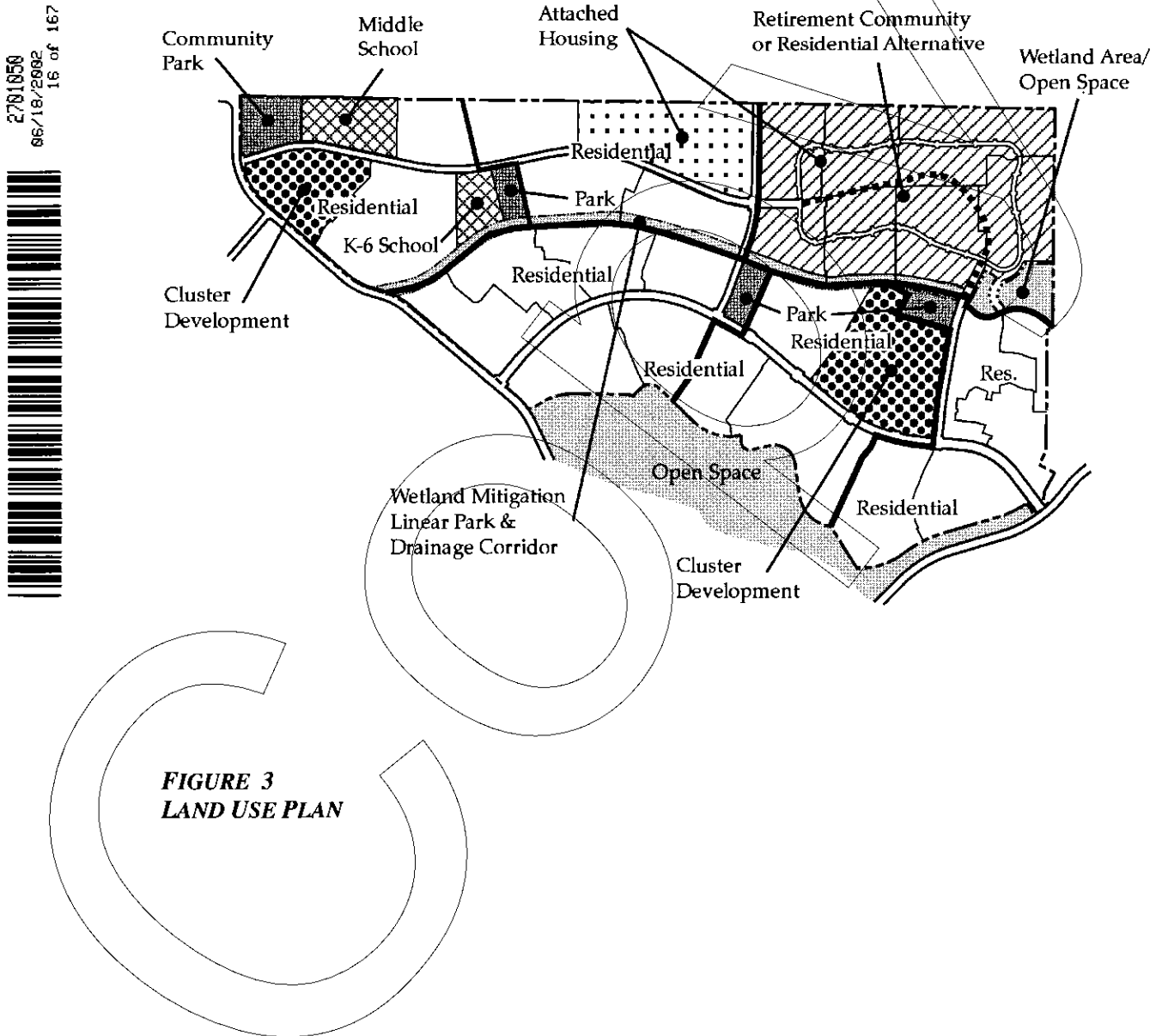


2 PROJECT OVERVIEW

2.1 Land Use

The Double Diamond Ranch PUD consists primarily of single-family residential development in housing densities ranging from 3-7 dwelling units/acre and single family Cluster Developments at densities ranging from 6 to 10 dwelling units per acre. The Retirement Community or Residential Alternative consists of single family detached residential housing densities ranging from 4-5 dwelling units/acre. Attached Housing, permitted in a few Villages in Phase IV, would be developed at densities ranging from 10 to 14 dwelling units per acre. Also provided is a K-6 school, a middle school, three neighborhood parks, a community park, and open space areas *as shown on Figure 3*.

The locations of the proposed schools and parks as well as schools proposed in an adjacent project area *are shown in Figure 3*.



**FIGURE 3
LAND USE PLAN**



2.2 Site Features Influencing Site Plan Design

The site is virtually flat with a modest slope from south to north. The dominant features on-site are the wetland areas that will be set aside as permanent open space and enhanced as part of the mitigation program required under a permit issued by the US Army Corps of Engineers to fill a portion of the existing wetlands, as shown in Figure 4. Two creeks transect the area including Brown's Creek along the north boundary of the plan area which will be preserved as a major wetland area. White's Creek along the south edge of the property will also be preserved. The wetland mitigation areas provide a substantial area of open space adjacent to single family residential uses. These open space edges provide abundant opportunity for pedestrian and bicycle trails, as well as for views to the open space areas and adjacent neighborhoods.

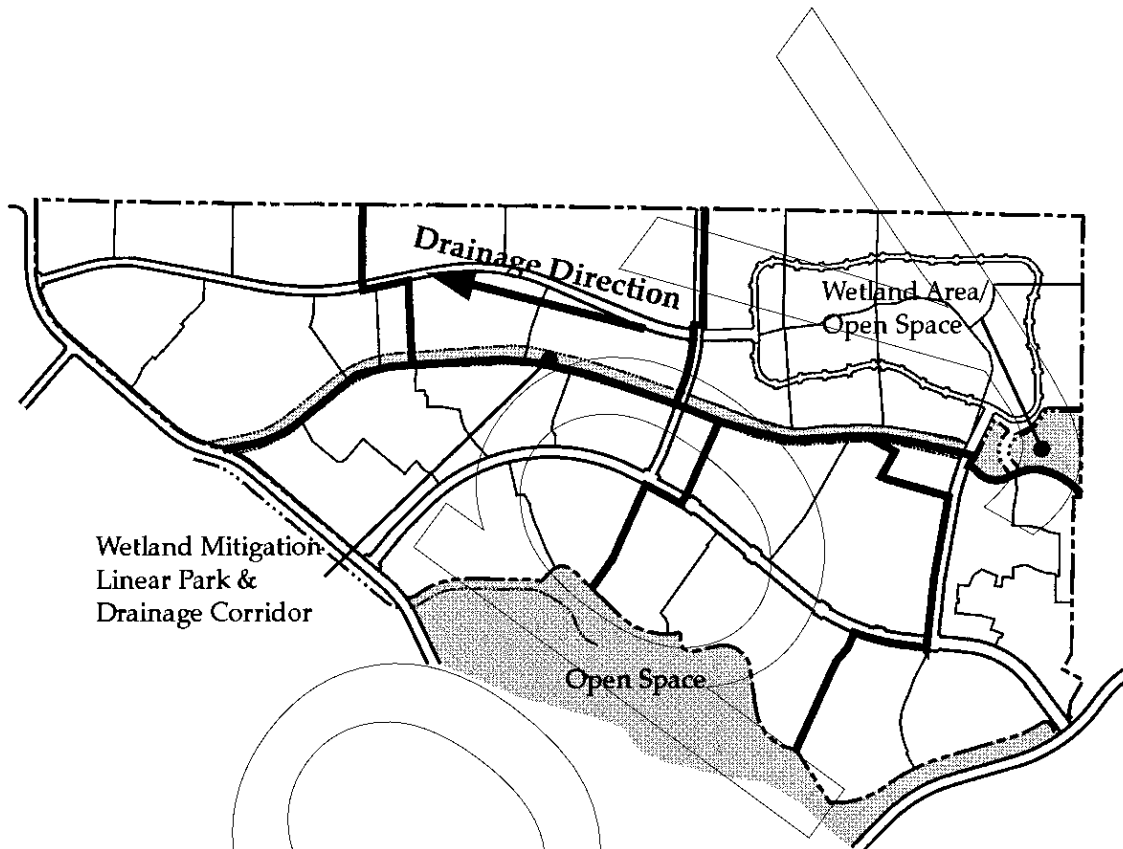


FIGURE 4
DOMINANT SITE FEATURES

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3 PURPOSE AND OBJECTIVES

3.1 Purpose of the Design Guidelines

The Double Diamond Ranch PUD Design Guidelines set forth development standards and design guidelines for the residential component of South Meadows, Phase III. The Design Guidelines specifically provide design standards for neighborhood organization and access to open space, as well as landscape design for streets, parks, schools, and open space areas. The Double Diamond Ranch project will provide for an aesthetically pleasing Planned Unit Development (hereafter PUD) which preserves the site's environmentally sensitive areas.

These design standards apply only to the residential portion of South Meadows, Phase III. The design of all other portions of Phase III are governed by the Design Guidelines for South Meadows PUD Phase III, prepared by CFA., Inc. It is the intent of the Double Diamond Ranch PUD Design Guidelines to be consistent with previously adopted design guidelines wherever possible and, to that extent, some of the design guidelines set forth in the Design Guidelines for South Meadows PUD Phase III are incorporated in this document. For example, standards related to grading, drainage and enforcement are similar between both documents. In most cases, however, the standards established in the Design Guidelines for the South Meadows PUD Phase III do not apply because those standards (e.g., architecture, lighting, signs) were written for commercial, office and industrial uses, rather than for residential uses. In all cases where there is overlap between the Double Diamond and South Meadows design standards (e.g., landscape corridors, street sections), the standards proposed in the Double Diamond PUD Design Guidelines meet or exceed the standards adopted in the Design Guidelines for South Meadows.

The Double Diamond Design Guidelines are intended to fulfill the portion of the Design Guidelines for South Meadows PUD Phase III which specifically addresses the need for continuity between the residential and non-residential components of the plan. The Design Guidelines for South Meadows PUD Phase III states:

For all residential areas, be it single-family, multi-family, or retirement housing, continuity with one another and with the employment/commercial PUD proposed as a part of this application will be assured by requiring that:

1. *The major arterials are developed as depicted in the approved PUD from a dimensional, landscape treatment, and pedestrian/bikeway point of view.*
2. *All wetlands and natural waterways are protected and enhanced, where permissible.*
3. *All residential developments are divided into recognizable neighborhood units, segregated from one another by major physical features such as arterial streets, wetlands, waterways, flood control channels, and public facilities such as neighborhood parks and schools so as to avoid the appearance of creating an endless sea of housing.*
4. *Every proposed development will provide acceptable design consistent with the design standards of the PUD and master CC&R's.*
5. *Every proposed residential development be submitted for review and comment to the Mt. Rose/Geiger Grade Citizen's Advisory Board to address compatibility and consistency with the Southeast Truckee Meadows Specific Plan.*

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The Double Diamond Ranch PUD Design Guidelines conform to the requirements of NRS 278A, which governs PUDs. NRS 278A.010 through 278A.590, as revised in 1991, outlines specific requirements that must be addressed in either the written or graphic materials accompanying the tentative map. Most of these requirements have been addressed in this design standards document or other sections of the application package. In addition, design for landscaping, signs and entry features and maintenance of common area improvements will be provided in Conditions, Covenants, & Restrictions (hereafter CC&R's) that will be prepared and recorded by the Master Developer (Double Diamond Ranch, L.L.C.).

3.2 Objectives of the Design Standards

There are several objectives inherent in the design standards. The design objectives address framework issues that help define the notable features of the built environment.

- Objective 1: Provide a distinct image for the PUD by encouraging high quality and aesthetically superior development.*
- Objective 2: Establish a strong sense of community through innovative design of linked public spaces such as schools, parks, and open space.*
- Objective 3: Maximize water and energy conservation through landscape designs and orientations which recognize the climatic conditions in the area.*
- Objective 4: Design the built environment such that disruption of existing natural features is minimized.*

3.3 Implementation

The design standards will be used by the Master Developer and government agencies to review each Parcel Developer's proposal for conformance with the overall design objectives. Design review by the Master Developer will be a required element of all purchase agreements entered into by the Master Developer and each Parcel Developer. The Master Developer will provide each Parcel Developer with a copy of the approved Design Guidelines and supplemental CC&R's. The documents should be reviewed carefully by each Parcel Developer.

It will be the responsibility of each Parcel Developer within the Double Diamond Ranch PUD to conform to the Design Guidelines in preparation of neighborhood and landscape design plans. The Master Developer will review all proposed plans for development prepared pursuant to this planned development prior to submission to the City of Reno. The purpose of this initial plan review is to insure compliance with the plan as finally approved by the City of Reno. ***Any project submitted to the City of Reno must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan.***

The City of Reno requires a licensed landscape architect to prepare landscape plans according to these standards. Prior to the installation of landscape improvements all plans are to be reviewed by the City and the Master Developer (or designee), as provided by the covenants, conditions, and restrictions recorded against each property.

Approval by the Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations. Each Parcel Developer is responsible for submittal and processing of all plans and permits required by the city prior to the commencement of construction. Subsequent subdivisions and/or use permits will require discretionary approval.

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

3.3.1 Parks and School Sites

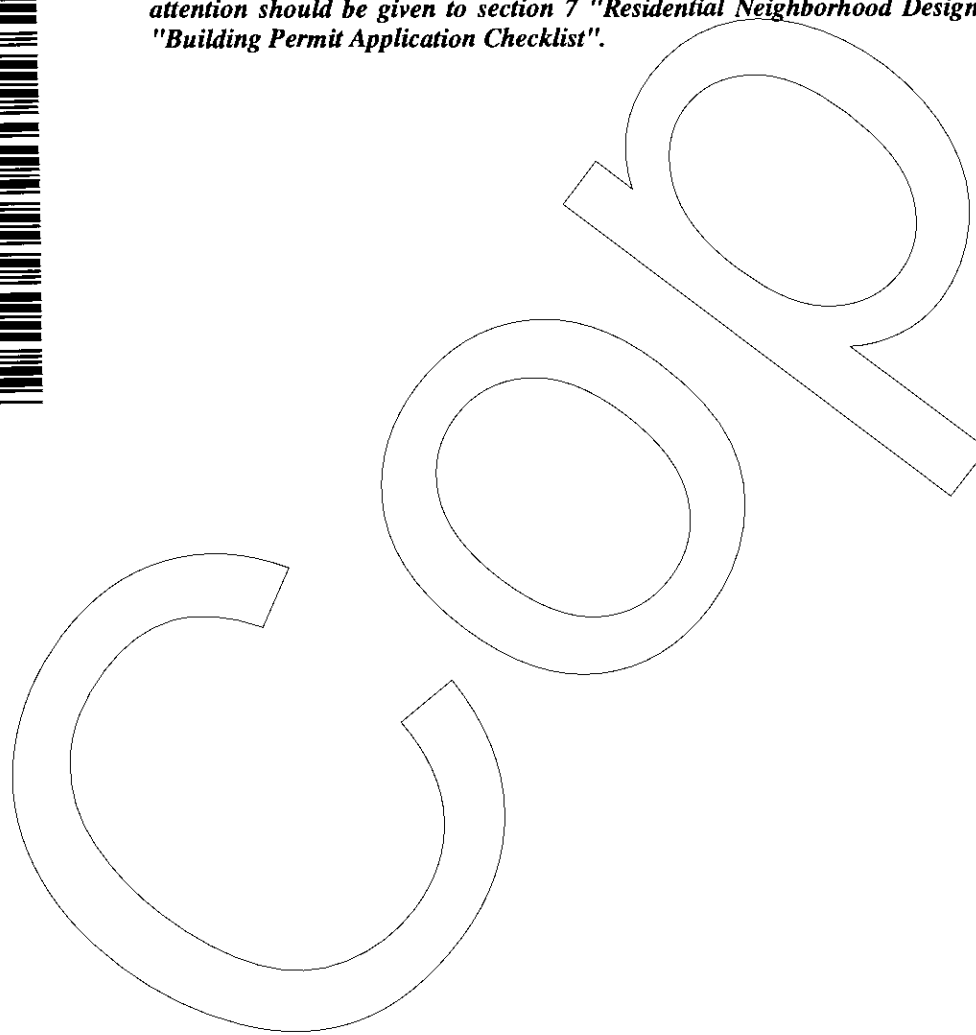
All school and park sites will not require a special use permit (S.U.P.) prior to submittal of improvement plans. The master plan and these design guidelines meet or exceed the intent of the S.U.P.

3.3.2 Minor Revisions to Guidelines

MINOR REVISIONS TO THESE GUIDELINES CAN BE MADE BY STAFF AFTER REVIEW OF CONFORMANCE WITH THE INTENT OF THE MASTER PLAN AND PRIOR CONDITIONS OF APPROVAL.

For direction pursuant to the final approvals required for each Parcel Developer's residential development it is recommended this Design Guideline manual be reviewed in its entirety. Special attention should be given to section 7 "Residential Neighborhood Design Standards" and exhibit III, "Building Permit Application Checklist".

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4 Neighborhood Design

Residential land use is organized into distinct neighborhoods linked by a network of pedestrian paths in open space corridors and in landscaped corridors along the street. In addition, an open space drainage corridor extends north-south through the PUD and serves as an organizational "spine" of the PUD as well as providing direct pedestrian/bike access to schools and parks. Specific neighborhood design issues are addressed in the following design standards.

4.1 Energy Conserving Design

Subdivision design should utilize an east-west street pattern where feasible to facilitate shading residences and passive solar design. Lots should be long and narrow with north-south orientation or wide and shallow with east-west orientation.

4.2 Internal Traffic Circulation

The street system should be designed to discourage non-resident traffic through neighborhoods. Local residential streets should intersect collector streets generally at intervals of not more than 600 feet. The intent is to provide a sufficient number of local streets access so that vehicular traffic is not concentrated. Pedestrian circulation should be designed to encourage pedestrian links to schools, parks and neighborhoods. Single family residential neighborhoods should be oriented with the dwelling units facing toward a local residential street with the rear or side property lines of individual residences abutting collector streets.

4.3 Access and Orientation to Open Space

Many neighborhoods within the PUD are defined by the open space adjacent them. Open space will provide scenic views and interaction with the natural environment such as the creek systems. Open space provides the setting for a pedestrian and bikeway trail system. Pathways should pass through neighborhoods to provide convenient access. However, there are potential security conflicts between private residences and a nearby pathway which is accessible to the public. Therefore, it is intended that this plan orient as much residential use as practicable to the open space encouraging lot design which is open to public spaces. Residences oriented toward open space and public streets abutting open space will make the open space safer and more usable.

Special lotting patterns are proposed in order to effectively provide a safe corridor for public access while providing for individual lot configurations that front or side onto the open space. Four alternative patterns for single-family residential development have been conceptually developed for the PUD. Any of these or similar alternatives may be applied in the plans for individual residential villages.

One alternative utilizes a residential loop system which allows for visual and physical access to open space, as shown in Figure 5. Residences at the end of the loop front toward open space to provide residents with a direct view of the open space. This also creates interest along the trail system by providing views of the fronts of adjacent residences. Open split rail fence, such as that *illustrated in Figure 27*, will be used along open space adjacent to cul-de-sacs, streets, and residential side yards. The perception of security is enhanced by orienting the residences toward the open space as the number of rear or side yards vulnerable to intrusion is lessened.

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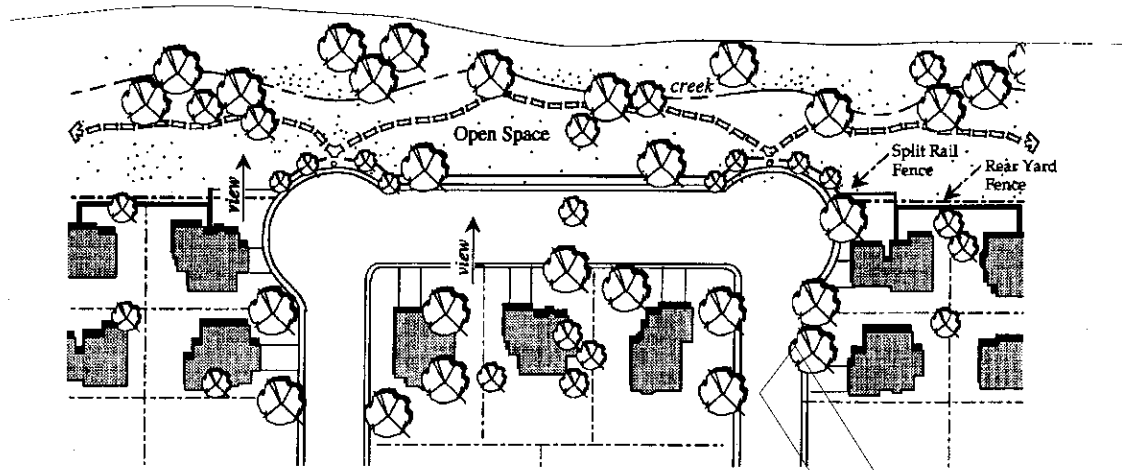


FIGURE 5
LOOP STREET ADJACENT OPEN SPACE

Another alternative makes use of cul-de-sacs that protrude into open space corridors providing direct visual and physical access, *as shown in Figure 6*. This allows for visual monitoring of the trail and attractive open space views for adjacent residents. The cul-de-sac pattern allows the side yards to have direct views to the open space. Periodic views into the adjacent streets from the trails will provide for breaks in the monotony of side yard fencing. Homes may be oriented with the primary entry and living spaces looking onto the open space.

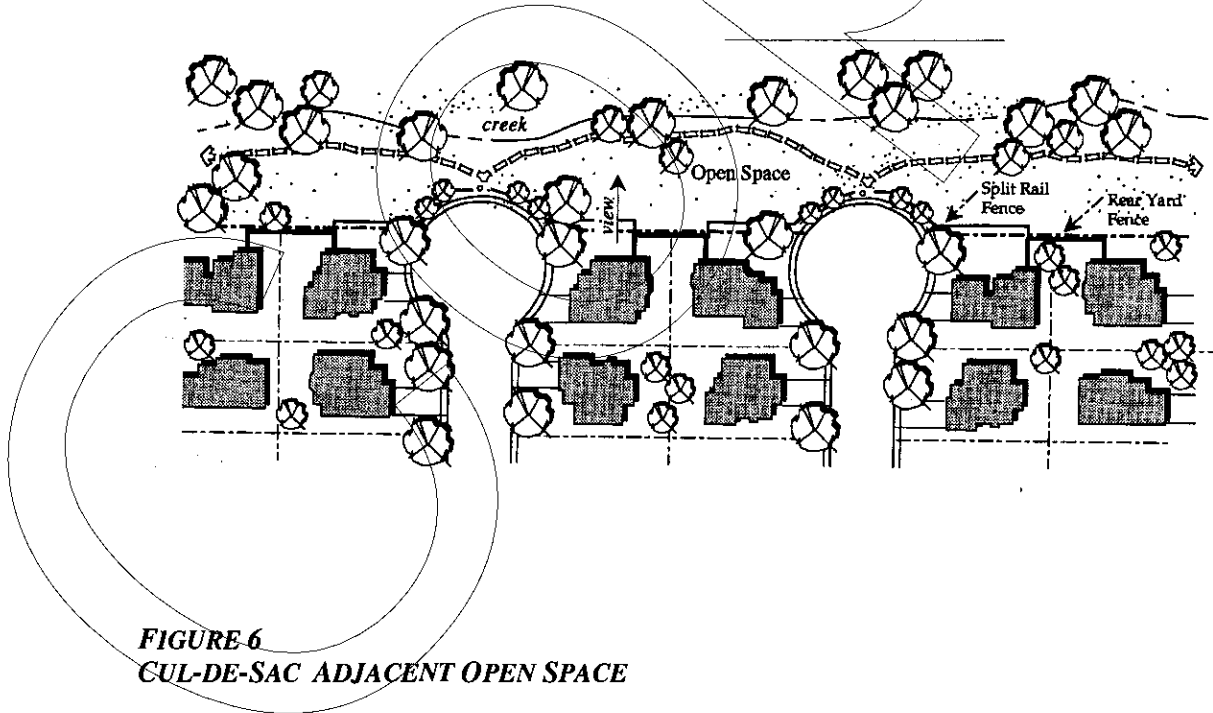


FIGURE 6
CUL-DE-SAC ADJACENT OPEN SPACE



A third alternative allows residences to front onto open space adjacent to a single-loaded residential street, *as shown in Figure 7*. This allows for the most direct visual monitoring of the open space by adjacent residences. Convenient access should be provided by allowing perpendicular streets to “tee” into the single-loaded street every 600 to 1000 feet, or through the provision of a pedestrian access corridor between residential lots.

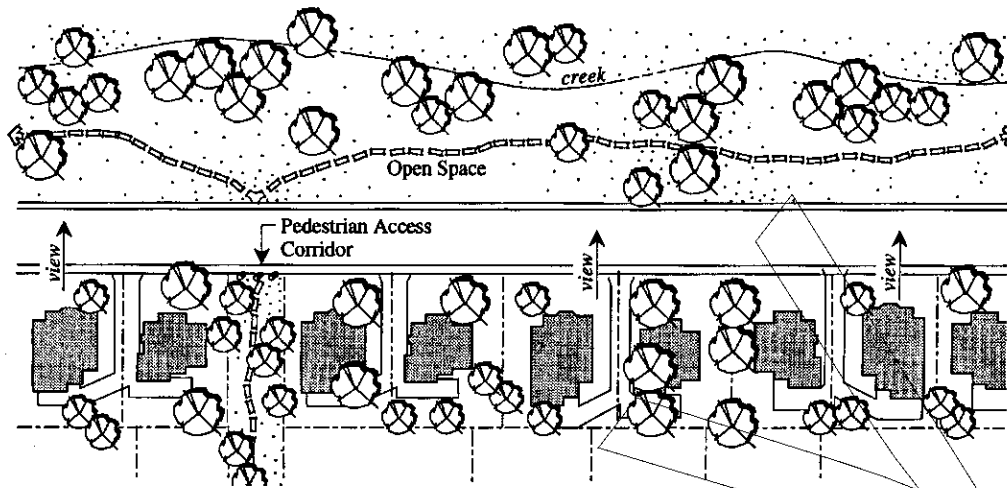


FIGURE 7
SINGLE-LOADED STREET ADJACENT OPEN SPACE

The fourth alternative allows for residences to back onto open space, *as shown in Figure 8*. This alternative is aesthetically the least desirable due to diminished views from the open space. This alternative also greatly diminishes the “eyes to the open space” which may encourage the occurrence of undesirable activities. Views and surveillance of the open space may be enhanced through the use of open type fencing, such as decorative wrought iron, rather than closed-type walls, such as typical masonry walls.

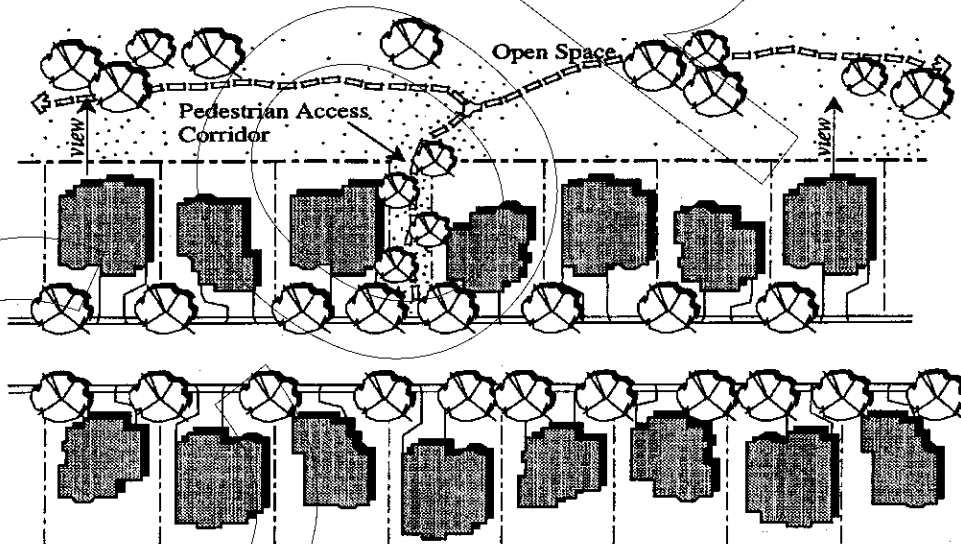


FIGURE 8
RESIDENCES BACKING OPEN SPACE

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Functionally, this alternative is the least desirable because it greatly diminishes public access to open space. The interface between the urban uses and the open space must be carefully designed to avoid long stretches of solid walls along the open space edge. While this lotting alternative is generally discouraged, where other options are appropriate, this alternative may be appropriate in some instances where privacy, security and noise attenuation are of concern. For example, six-foot (6') solid walls may be appropriate for noise attenuation and privacy on the west side of Parcel 11 as a buffer to the proposed K-6 school. In addition, six-foot (6') solid walls may be appropriate for noise attenuation, privacy and security on the west side of Parcels 16 and 17 where distances from Double R Boulevard narrow to approximately 175 feet. (*See Section 6.1 for more detail on wall and fencing types and locations*). However, should back on lots be designed within the PUD, they may not exceed 25% of the open space edge.

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5 LANDSCAPE ARCHITECTURE

Landscape architecture encompasses most areas of the plan except the private yards of individual residences, and includes the streets and pathways, and open space and common areas in the community. Landscape design includes the formal plantings along streets and around individual buildings, the informal plantings in open space areas, as well as street furniture and public art.

The purpose of this section is to establish comprehensive design standards by defining requirements for project entries, landscaping, and site amenities. Installation specifications, maintenance guidelines, and the definitions of areas of responsibility are also outlined so that each Parcel Developer will understand and conform to the overall design concept. The specific details required in each parcel will be prepared and recorded by the Master Developer.

5.1 Landscape Design Objectives

The various elements of landscape design are intended to achieve multiple objectives. Among these are to provide the following.

- Identity and Orientation
- Pedestrian Scale
- Enhancement of Public Safety
- Climate Control
- Screening and Visual Enhancement of Buildings
- Buffering to Natural Areas
- Visual Linkage to Natural Areas
- Enhancement of Natural Species Diversity
- Ease of Maintenance and Lessor Water Demand

5.1.1 Identity and Orientation

The landscape elements will provide identity for the PUD and will emphasize specific locations and features. For example, landmark trees will direct and orient passers-by, emphasize the sense of arrival, add a sense of enclosure to a space, and establish the importance of the area. **5.1.2**

5.1.2 Pedestrian Scale

Landscape design will be used to establish and reinforce the sense of pedestrian scale for PUD residents. Pedestrian scale will be enhanced along areas intended for high pedestrian use such as in pedestrian corridors and along pedestrian pathways. This will be accomplished through the use of smaller scaled and more detailed landscape materials than those used in primarily vehicle dominated areas.





5.1.3 Enhancement of Public Safety

The role of landscape design in public safety is essentially to maintain visibility. In open space areas, along the pedestrian pathways and adjacent to buildings, the landscape will maintain an open view from nearby streets and will avoid "hiding" places. Lighting will also be used to provide clear pathways and maintain views. Along the roadways landscape design will maintain the line-of-sight of vehicle operators and bicyclists at intersections and other locations where a conflict may occur.

5.1.4 Climate Control

Landscaping plays a particularly important role in climate control that will enhance the quality of life within neighborhoods and reduce the energy demand for summer cooling and winter heating. Broad shade trees and groundcover plantings will help cool and humidify the microclimate around individual buildings. Shade trees located along bikeways and pedestrian pathways can make these environments more comfortable in warm weather and encourage residents to walk or bicycle when otherwise it would be too warm. In addition, these same deciduous trees will lose their leaves in the fall and winter months allowing sunlight to penetrate the areas below.

5.1.5 Screening and Visual Enhancement of Buildings

Landscaping will effectively screen from public view the less attractive aspects of buildings and parking areas. Similarly, landscaping will be used to enhance and complement the architecture of buildings. Landscaping will also screen walls and fencing, trash enclosures and utility equipment.

5.1.6 Buffering to Natural Areas

The landscape design will provide a transition or buffer between the urban uses and the natural areas. Groundcover materials provide a natural filter that removes contaminants in urban runoff before the water reaches natural watercourses. Landscape materials will also provide a physical barrier to discourage access to sensitive natural resource areas.

5.1.7 Visual Linkage to Natural Areas

The landscape design will contain elements of formal urban landscaping and informal, natural habitat. Where these elements interface, the landscape design will provide a visually pleasing transition that blends the natural and the designed environment.

5.1.8 Enhancement of Natural Species Diversity

The built environment inherently is not a natural environment. Yet, the built environment will provide a broader spectrum of plant materials and habitat than found in the existing environment. The landscape design will include a diversity of ground cover, shrub and tree canopy not found in the existing environment. This diversity is anticipated to support a broader range of species, notably birds, insects, and small mammals, than found in the existing environment.

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5.1.9 Provide Ease of Maintenance and Lower Water Demand

The landscape design will incorporate plant materials and planting configurations that are inherently easy to maintain and require minimal irrigation. Landscaping materials should be selected with consideration for water requirements over the lifetime of the plants. The use of plants with low water requirements, particularly plants that are considered drought-tolerant, and the use of efficient irrigation systems is strongly recommended. The use of drought tolerant plantings in the public landscape is strongly emphasized in preparation for water-availability concerns in the future.

5.2 Double Diamond Ranch Landscape Design Theme

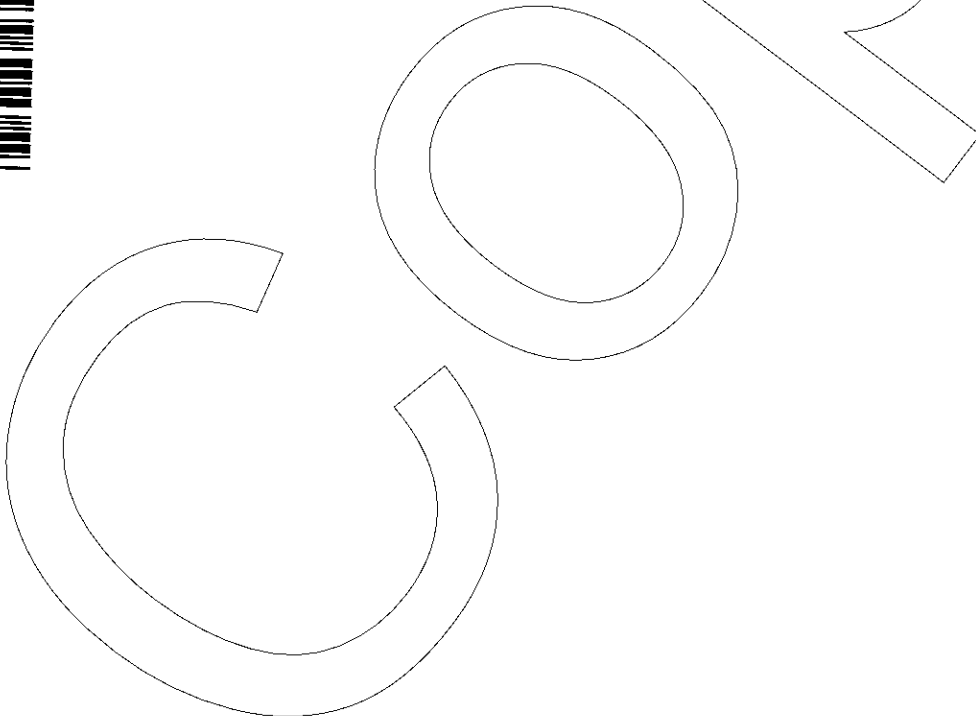
5.2.1 Primary and Secondary Street Tree Concept

Common identity will be established throughout the Double Diamond Ranch residential community as a means of establishing a sense of place and pedestrian scale within the community. Landscaping, particularly street trees, will play a key role in establishing the character of the PUD. The overall landscape design for the PUD is supported by accent and landmark trees, shrubs and groundcovers.

The primary street trees within the PUD will be consistent along a given street, pedestrian corridor, or neighborhood. Primary street trees will be deciduous, broadleaf trees planted in a regular, linear fashion along the street, set back from the edge far enough to accommodate their ultimate growth. Primary street trees aesthetically create rhythm and soften the visual environment, as well as provide shade for pedestrian paths.

Secondary street trees within the PUD will be primarily evergreen, conifer species planted in a random fashion of massed plantings of a single species per massing. The secondary street trees add emphasis and impact to the linear plantings of primary street trees through contrasting foliage type and color. The primary and secondary street tree concept is shown in Figure 9.

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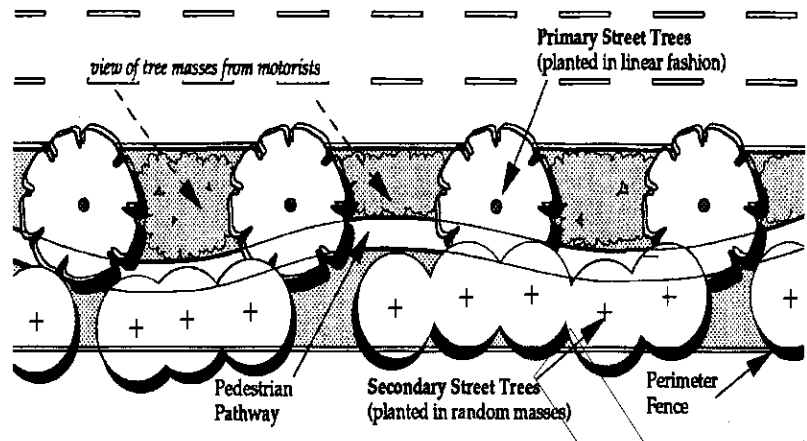


FIGURE 9
PRIMARY AND SECONDARY STREET TREE CONCEPT

5.2.2 Accent and Landmark Plantings Concept

Accent and landmark trees, shrubs and groundcover will provide color, form and texture and will signal seasonal change with fall color, spring flowers, and bare winter forms. Accent trees and landmark trees will add emphasis and interest, and highlight areas such as entry signage and important pedestrian access points. Accent planting and plantings to include seasonal variation will be used at intersections and in selected areas along the roadways, and in pedestrian places such as plazas and focal areas such as entries to the PUD as well as to individual neighborhoods. The accent and landmark planting concept is shown in figure 20.

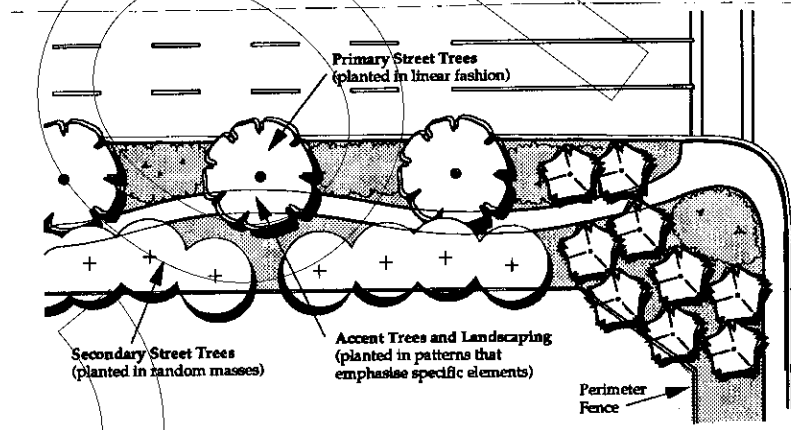


FIGURE 10
ACCENT AND LANDMARK PLANTING CONCEPT

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Within the park areas, street trees will line adjacent roadways and masses of trees will be used to highlight or enclose specific features of the park. In open space areas, linear street tree plantings along arterial roadways will terminate and give way to masses of trees set back from the roadside. Landscape trees in these locations will be carefully chosen and placed to emphasize specific areas.

5.2.3 Shrubs, Groundcovers, and Site Amenities

Shrubs and foliage-type groundcovers will be used in project entries to soften the ground plane and tie the other landscape materials together. Special consideration will be given to selecting plant materials, which add color and emphasis to the entries.

Landscape design will also accommodate special accent paving, fencing and walls, light and site furnishings, subject to RMC 12.20. Special accent paving will be provided that enhances important areas of the plan. Paving materials may include colored concrete, brick, or similar materials.

Split-rail fencing will be provided in select areas to prevent pedestrian access to sensitive areas. Special lighting techniques will be utilized throughout the PUD to enhance architecture and landscaping, as well as to provide additional safety for pedestrians. Site furnishings will also add to the overall common theme of the PUD and will include benches, water fountains, bollards, trash receptacles, and possible decorative artwork and water features.

5.3 General Landscape Design Standards

All areas to be landscaped shall be planted with trees, shrubs, groundcover, etc. selected from the master plant materials list which will be provided by the Master Developer. This list will stress the use of evergreen trees, shrubs, and groundcovers for a pleasing look in all seasons. Parcel Developers should assess existing landscaping adjacent to their property, and whenever possible, reinforce and complement that established character. Landscape plans are to be prepared by a licensed landscape architect. Parcel Developers shall submit landscape plans, prepared by a licensed landscape architect, to the Master Developer for approval. The landscape plan will indicate how the design meets the plant selection criteria, spacing and massing guidelines.

5.3.1 Plant Selection

Plant materials will be chosen based on their adaptability to the general Reno vicinity; however, final determination of appropriate plant material should rely upon soils analyses and other site specific determinations regarding plant suitability.

Primary Street Trees

The primary delineator within the landscape will be the primary street trees spaced regularly every thirty-five to fifty feet (35 - 50') on center as appropriate to the ultimate growth habit of the species from fifteen (15) gallon containers or larger. Street trees shall have a minimum caliper of two inches (2"). Caliper of trees shall be taken six inches (6") above the ground up to and including four inch (4") caliper size, and twelve inches (12") above the ground for larger sizes (Source: American Standard for Nursery Stock). Deciduous, broadleaf street trees will be planted in a linear fashion forming short rows of 3-9 formal street trees.

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Secondary Street Trees

Secondary street trees will play the lead-supporting role for the street trees and will be planted in random massings of a single species in a given location. These evergreen, conifer trees will be planted twenty to thirty-five feet (20 - 35') on center, in a random fashion, as appropriate to the ultimate growth habit of the species, from fifteen (15) gallon containers or larger. Evergreen secondary trees shall be at least six foot (6') in height at time of planting. Careful consideration will be given to selecting tree species that will accent, yet not overpower, the effect of the linear, formal rows of street trees.

Subordinate Landscape Materials

Subordinate landscape materials including accent and landmark trees, shrubs and groundcovers, including lawn, primary and secondary provide the background and context for the street trees and allow landscapes to flow into one another. Subordinate landscape materials should complement the forms and visual interest of the dominant street trees. Subordinate landscape materials are selected for their visual appeal, such as flowers, foliage, or form. Subordinate plant materials are also selected to perform specific functions such as to maintain open views, to conceal or enhance perimeter walls and fencing, retain moisture in the soil, or aid in the prevention of erosion.

Accent Trees

Accent trees should be selected according to distinguishing characteristics, including size, color, texture and seasonal interest to highlight significant areas within landscape corridors, such as points of entry (into local streets and at pedestrian access points), local street intersections, transitional areas and bus shelters.) In general, accent trees should contrast and compliment street trees and should provide seasonal interest such as flowering and fall color. Accent trees shall be planted 15 to 25 feet on center as appropriate to the ultimate growth habit of the tree species, from fifteen (15) gallon containers or larger. Accent trees shall have a minimum caliper of two inches (2") if deciduous broadleaf species, or six foot (6') minimum height in evergreen conifer species.

Landmark Trees

Landmark trees are a form of accent trees that rely primarily on distinctive size, as well as form or color, to establish a distinctive identity or punctuate a specific location. Landmark trees may be used at the key entry locations along the major boulevards or at major nodes along the pedestrian pathways or vehicle corridors. These trees may be planted in a linear fashion, grouped into irregular masses, or planted as a single specimen tree. Landmark trees shall be planted fifteen to forty feet (15 - 40') on center as appropriate to the ultimate growth habit of the tree species from fifteen (15) gallon containers or larger. Landmark trees shall have a minimum caliper of three inches (3") if deciduous broadleaf species, or ten feet (10') minimum height if evergreen conifer species.

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Shrubs

Shrubs will be selected according to size, color, texture, and seasonal interest. In addition to adding to an attractive landscape, shrubs will serve a multitude of functions. Shrubs will serve as visual barriers to man-made elements, including fences and walls, retaining walls, and utility equipment. Placement of shrubbery shall not obstruct important pedestrian or vehicular sightlines or threaten the safety of pedestrians. The eventual height of shrubs will be considered to create foreground (even as a groundcover), middleground, and background relationships, as well as scale variations. Shrubs shall be planted from five (5) gallon or larger containers, spaced three to six feet (3 - 6') on center, as appropriate to the eventual growth of the species, in irregular masses or in a linear fashion.

Groundcovers

The primary function of groundcover is to soften the visual environment in form and color. Groundcovers, including lawn, and mulch also provide weed control, moisture retention in the soil, erosion control, and temperature moderator for plant roots.

Groundcover selection should take into consideration the overall pedestrian use of the area. If the area is intended for active pedestrian use, such as in the parks and pedestrian corridors, then lawn type groundcovers should be used. In areas that will not receive active pedestrian use, such as in parking areas and along major streets, foliage type groundcovers may be used.

Groundcovers may also include large expanses of clover, flower beds or naturalized groundcover including native grasses and shrubs. The naturalized groundcover is particularly suitable where a formal landscape corridor crosses one of the major creeks. In these locations the natural features of the creek area should be the dominant visual character of the boulevard.

Open Space Trees and Shrubs

Landscape adjacent to the open space area is designed to ensure the environmental integrity of the natural habitat, provide view corridors through the PUD, and provide a transition between natural and created environments. Landscaping in open space adjacent to residential uses should provide for distinct, yet natural appearing views to the open space. Informal, native tree massings will enhance and frame views to distant areas.

Landscaping within natural open space areas, with the exception of riparian areas, will be typified by native and/or drought-tolerant low shrubs and groundcover. Where appropriate, open space trees will be planted from five (5) gallon or larger containers spaced twenty to thirty feet (20 - 30') on center in irregular masses or groves. Open space trees shall have a minimum one inch (1") caliper.

Landscape materials within planting areas adjacent to the wetland preserve areas will be non-invasive species compatible with the natural habitat of the preserve areas. Shrubs will be planted only where visibility to open space and residential security are not compromised. Plant materials in open space adjacent to residential uses shall be drip irrigated.

Riparian Trees

Along the corridors of Brown's Creek and White's Creek it may be desirable in select locations to enhance the natural riparian corridor through the addition of riparian trees. Riparian trees shall be planted from five (5) gallon or larger containers spaced twenty to thirty feet (20 - 30') on center in irregular masses or groves. Riparian trees shall have a minimum one inch (1") caliper. Landscape materials within planting areas adjacent to the wetland preserve areas will be non-invasive species compatible with the natural habitat of the preserve areas. Installation of riparian trees shall be consistent with the South Meadows Channel Plans/Hydrology Study and the Army Corps of Engineers 404 permit.

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5.3.2 Site Preparation

The following standards provide for specific aesthetic treatment of finished earth forms, compatible relationships between buildings, parking, road, and adjacent properties, and avoidance of poor drainage. Grading and drainage design guidelines were identified in the Design Guidelines for South Meadows PUD Phase III and are included here as follows with additional standards.

Grading

Street Grading and Drainage - Public roads shall be dedicated to the City of Reno and shall be designed, except as provided herein, to conform to City of Reno standards including those for structural section, cross fall, curb and gutter, curve radius, tangent length, allowable grade, grade breaks, vertical curves and bike paths. The R.O.W. and lane width proposed in this document (*i.e. Figures 12, 13, 14, 17, 32, 33, and 34 and Table 5*) shall supersede City of Reno standards. A roadway drainage system capable of handling the 5-year storm, per City of Reno standards, shall be provided in all public roads.

Parcel Grading and Drainage - Parcels shall be graded in accordance with City of Reno standards and the Uniform Building Code. Minimum grade on plane-graded areas (paved or unpaved) and unpaved swales shall be one percent. Minimum grade on paved swales shall be 0.4 percent. Buildings within FEMA Flood Zone B (500-year flood) shall have the finished grade of the basement floor or the bottom of the lowest floor beam elevated to at least one foot (1') above highest adjacent undisturbed ground. Roof drains shall discharge to erosion-resistant pervious (non-paved) surfaces where possible. Stormwater drainage will comply with city, county, state, and federal standards that are in effect at time of application for each building permit.

All slopes in cut and fill shall conform the recommendations and requirements of the Soil Engineer's report. In no case shall they exceed two (horizontal) to one (vertical) unless approved by the City. Tops of cuts and toes of fills are to be rounded smoothly into those existing to blend as much as possible. All site grading shall be designed to meet the standards in Table 2 which are consistent with ADA Accessibility Guidelines.

**TABLE 2
SITE GRADING STANDARDS**

Use Areas	Min. Slope	Max. Slope
Lawn Area	2%	20%
Landscape Areas	2%	30%
Parking Lot	2%	4%
Access Driveways	2%	5%
Pedestrian Plazas	1%	3%
Pedestrian Walkways	1%	8%

All 2:1 slopes will be mechanically stabilized using materials such as rip-rap. All 3:1 or flatter slopes will be biomechanically stabilized with a biodegradable straw matting and an appropriate plant material.

Natural drainage courses should be incorporated in landscape plans as surface drainage, dry creek courses and retention basins. Drainage solutions which conform to the natural character of the landscape and minimize change of the existing topography and drainage network are encouraged.

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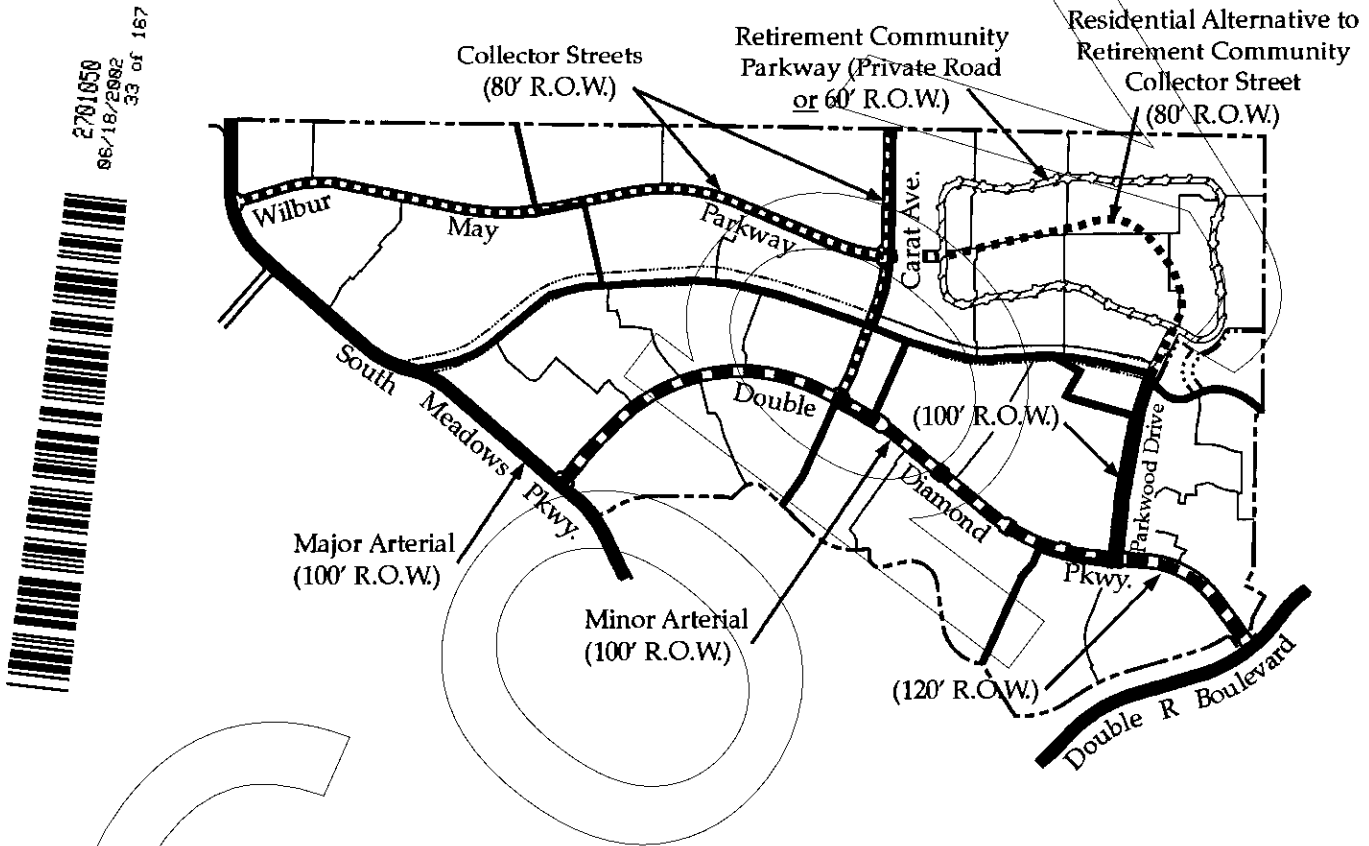


5.4 Landscape Design Standards for Typical PUD Settings

5.4.1 Streetscape

The major arterial streets accessing the PUD are primary boulevards (South Meadows Parkway and Double R Boulevard) that extend to other parts of the city. The major streets will provide and identity for the PUD through the selective use of primary and secondary street trees, accent and landmark trees, and other landscape features on the adjacent corridors and medians. Street trees and front yard landscaping along local residential streets will be installed by each Parcel Developer

The primary streets within the PUD are designed as minor arterial streets at the main project entries and as collector streets throughout the project, *as shown in Figures 11, 12, 13 and 14.*



**FIGURE 11
CIRCULATION MASTER PLAN**



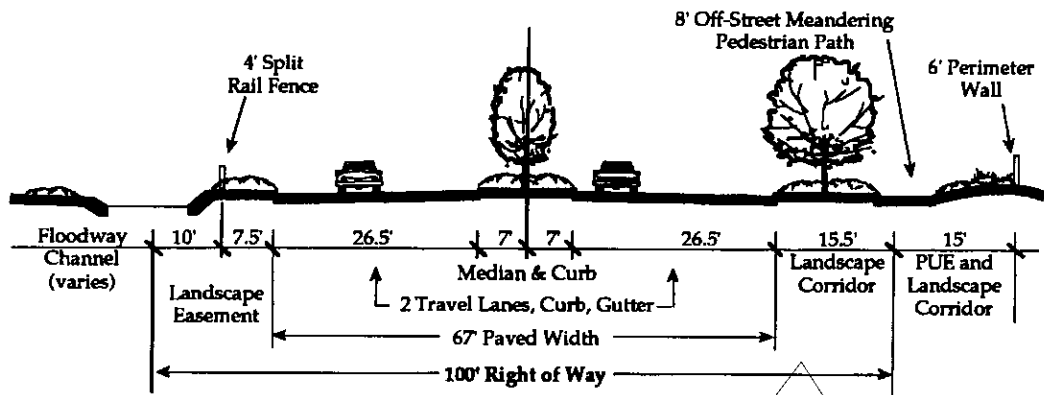


FIGURE 12
MAJOR ARTERIAL (SOUTH MEADOWS PARKWAY)

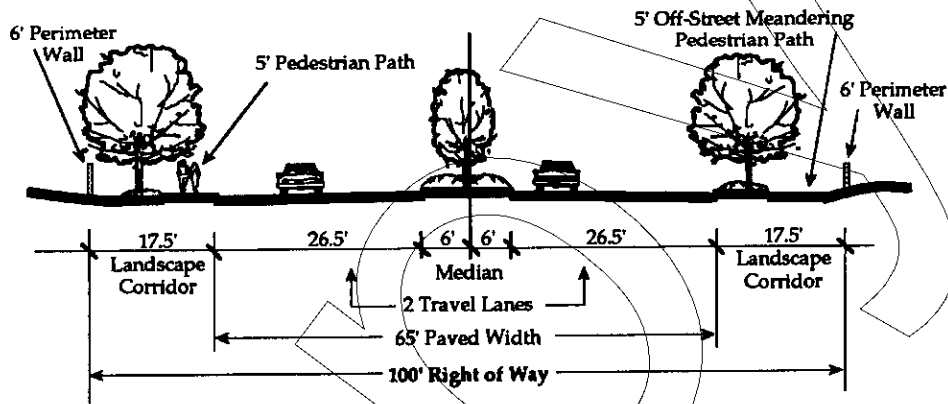


FIGURE 13
MINOR ARTERIAL (DOUBLE DIAMOND PARKWAY)

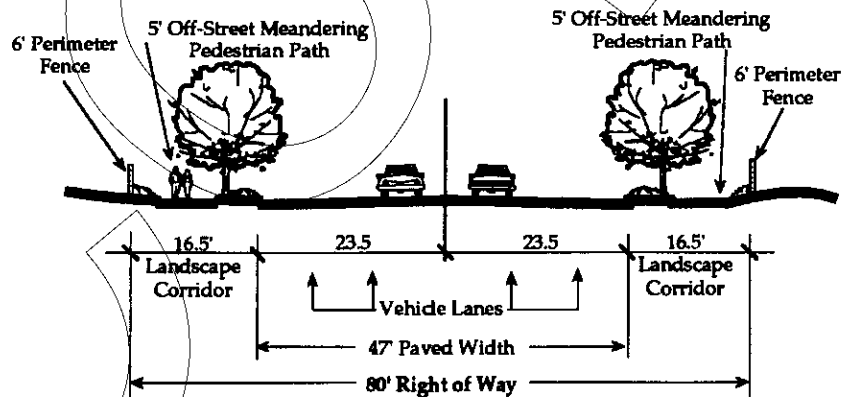


FIGURE 14
COLLECTOR STREET (WILBUR MAY BOULEVARD AND CARAT AVENUE)

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5.4.2 Community Entries

Major project entries occur along the major boulevards at the edges of the project. Entries are intended to provide a distinct gateway and sense of arrival to the project. Entries announce to a traveler they have arrived by the use of distinctive and prominent signage, monuments, and/or landscaping materials. In the PUD the major city entries are from the north and west along South Meadows Parkway and from the southwest along Double R Boulevard.

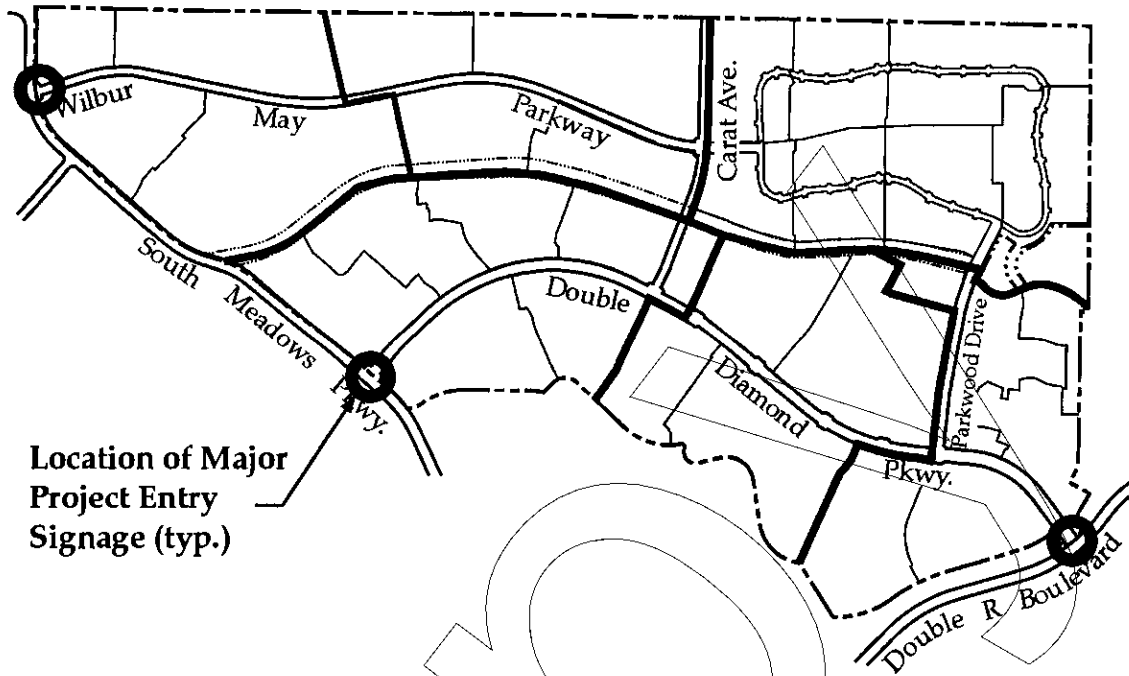


FIGURE 15
LOCATION OF MAJOR PROJECT ENTRIES

The entries will be constructed of the same material as the perimeter wall and may be accented with open wrought iron fencing, columns or similar elements. The signs may be front lighted and include a common logo element. At these locations the required landscape corridor will be widened to a radius of approximately 40 feet from the corner on both sides of the street *as shown in Figure 16*. Within the additional area the landscape design will include accent and landmark trees, signage indicating that this is an entry to the city and may include other special landscape elements to signify the gateway. Such landscape design must meet the minimum visual site distance requirements from the City of Reno. **Final Master signage and monument Design Plans will be submitted to the City staff for their approval prior to recordation of the first final map and will thereafter be attached hereto in exhibit IV ("Fencing, Signage & Lighting - Final Approved Design").**

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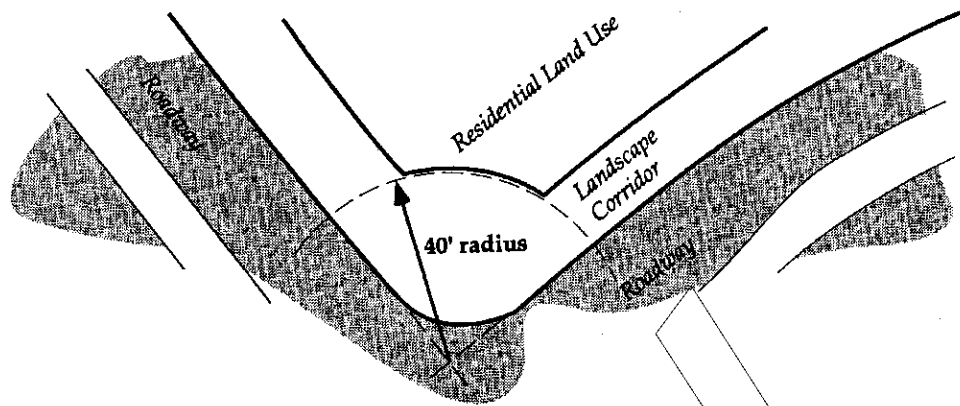


FIGURE 16
LANDSCAPE CORRIDOR 40' RADIUS AT ENTRIES

Neighborhood Entries

Each of the PUD neighborhoods provides an opportunity for special signage and landscape elements to identify the neighborhood. Neighborhood entries may incorporate low horizontal walls or other low elements, but use of strong vertical elements such as columns or pilasters is encouraged. Horizontal elements tend to be more visible and relate more strongly to vehicular traffic whereas the vertical elements will be smaller and scaled to the pedestrian. Neighborhood entries may include a project logo and name in a sign integrated with a perimeter wall or located on a free standing monument. Neighborhood entry signage shall be limited to a maximum of two signs per entry, located at no more than two neighborhood entries per parcel.

The basic form and materials of the entry shall be consistent with the major project entry. Neighborhood and project entries should be distinctive in their landscape design.

Accent or landmark trees with distinctive forms and/or colors should be used to help establish a sense of identity and place. Street tree patterns will be interrupted by accent and landmark trees adjacent to project signage. Shrubs and groundcovers will be utilized to enhance the sense of entry to the neighborhood or project. These materials may include groundcovers with interesting form or habit or large expanses of colorful flowers. Low angled lighting may be used to front-light the project name and logo and to up-light the accent trees.

5.4.3 Pedestrian Corridors, Schools and Parks

Pedestrian corridors along streets, as well as school and park landscaping, help define the overall landscape tone and character of the neighborhoods and therefore will serve as "demonstrations" of planting options and irrigation techniques. The use of foliage-type groundcovers and mulches, native, and other drought-tolerant species, including low water consumptive turf, water conserving irrigation techniques, and the application of reclaimed water are examples of the possible demonstration capabilities.

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Pedestrian corridors along streets will feature a five-foot (5') wide sidewalk meandering in a landscaped corridor. Pedestrian corridors and parks will be lined with primary street trees. Secondary street trees as well as accent or landmark trees may be planted in select areas, for example to encircle a tot lot or mark the terminus of the pedestrian corridor. Within parks, shade trees will be planted in large masses, or groves, adjacent to trails, picnic areas, tot lot and seating areas.

Low growing shrub material may be used to add interest or enclose a particular area, such as a tot lot. Lawn will be planted in active recreation areas in parks and schools except where landscape or other materials are necessary. Foliage type groundcovers may be planted to emphasize entries or add visual interest along the ground plane. Accent paving may be provided in select areas.

Street furniture constructed of materials suitable for the Reno climate may be provided in parks and schools including benches, trash receptacles, drinking fountains, and bollards, and will be of a consistent design theme. Shade structures or kiosks may also be provided within parks and shall be consistent in design and materials with the architecture of the schools.

The provision of fine artwork such as sculptures, murals, water elements, carvings, frescoes, mosaics, and mobiles is encouraged. Such work should relate in terms of form and concept with the architecture and environment of the subject site. Outdoor artwork should be located to be visible to the public. Design of the artwork should be durable against vandalism and weather and not require excessive maintenance.

Lighting will be designed to accommodate nighttime use while producing little glare and intrusion to neighboring uses. Three-foot (3') lighted bollards will be located at park entries and to prevent auto access. Bollards will be constructed of materials consistent with the theme design of the PUD. The bollards will be removable for ease of maintenance.

Play areas shall be provided only in areas where activities can be conveniently supervised by adults. Hazards such as high retaining walls, poisonous/thorny planting, steep slopes, etc. shall be avoided in parks and pedestrian corridors as children tend to play everywhere and not just in designated areas. Ample seating and well landscaped, shaded areas shall be provided around play areas. Hiding places in the landscape that may attract undesirable activities will be avoided.

5.4.4 Open Space Areas

Designated open space areas in the PUD occur in the drainage corridor/linear parks, wetland preserve areas, and in riparian areas along the creeks. In most instances the open space corridors contain areas of environmental sensitivity which cannot be modified through formal landscaping.

Drainage Corridor/Linear Parks

An open space drainage corridor/linear park, identified as White's Creek Central Channel, extends through the PUD in a north-south alignment forming a central "spine" and organizing pedestrian access for adjacent neighborhoods. The one hundred fifty foot (150') corridor will feature a minimum eight foot (8') wide meandering pedestrian/bike path that will provide a safe route away from the streets for children to walk or ride to school, *as shown in Figure 17 & 18.* This central drainage corridor and the open space along Brown's Creek provide major bike and pedestrian routes in the plan. These are connected by pedestrian and bike routes along selected streets to form a loop within the plan.

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All aesthetic landscape improvements within the corridors shall be designed in accordance with hydrological and engineering requirements to avoid disruption of their primary flood control purposes. Design of paths shall account for 5 and 100 year flood flows. Landscaping within the drainage corridor/linear parks will consist of informal masses of low growing shrubs appropriate to an environment experiencing intermittent water flow and/or flooding. Subject to approval of the Master Developer, their FEMA consultants, and the City of Reno staff, certain areas of the central channel may be planted with turf creating large grass areas for recreational use by project residents. Wetlands will be developed throughout the central drainage corridors in conformance with the Final Wetland Mitigation Plan pursuant to the revised Corps of Engineers permit described elsewhere in this document. These wetlands shall be created by grading areas of the channel bottom into depressions that will promote ponding and by introduction of riparian plant species that will take advantage of this accumulation of water.

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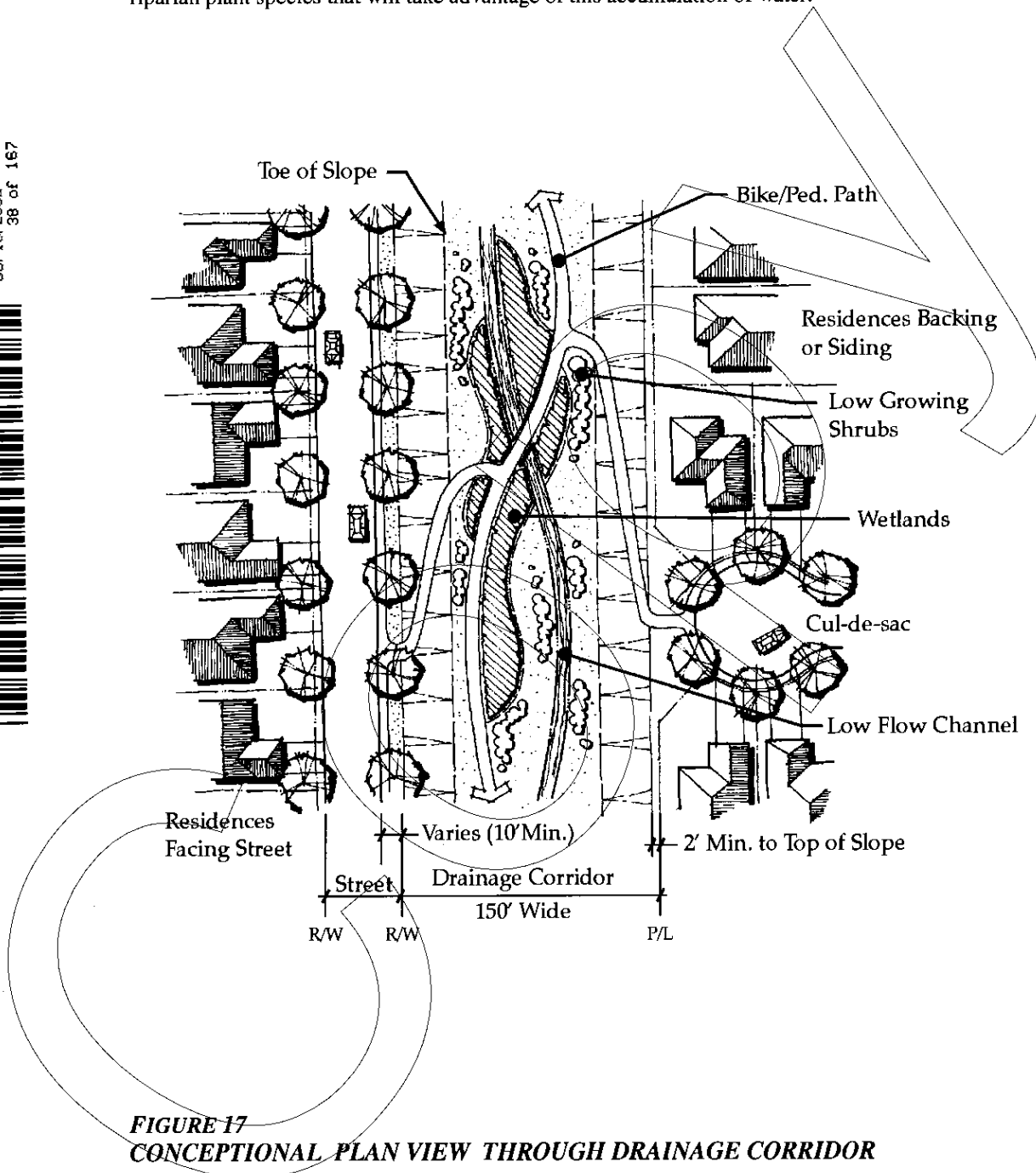


FIGURE 17
CONCEPTUAL PLAN VIEW THROUGH DRAINAGE CORRIDOR

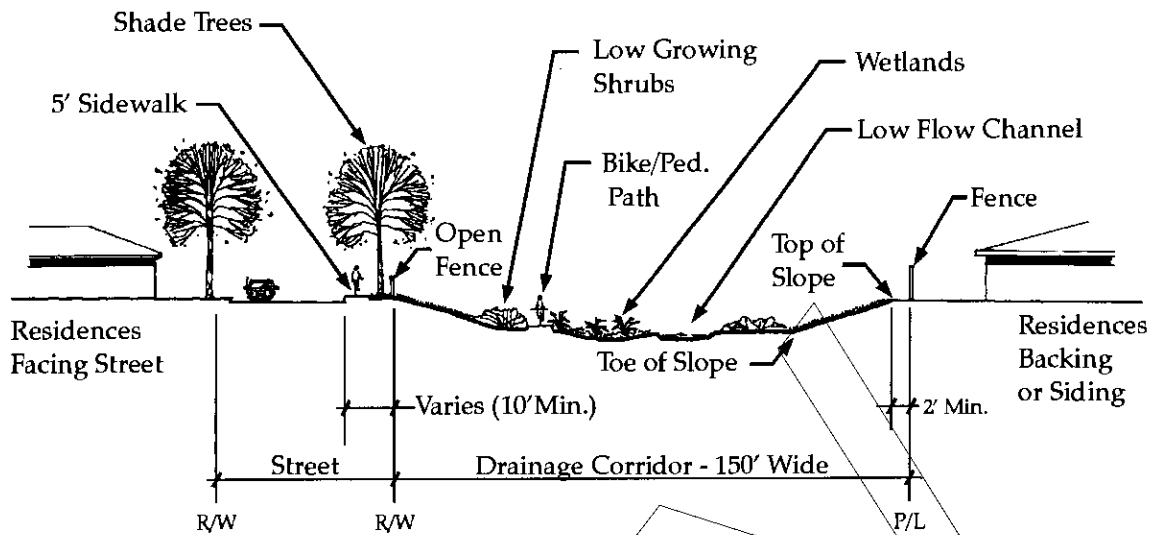


FIGURE 18
CONCEPTUAL SECTION THROUGH DRAINAGE CORRIDOR

Open Space Edges

Residential streets provide periodic views into the open areas of the plan and offer an opportunity for visually interesting interfaces between the man-made environment and the natural environment.

Formal landscaping, along pedestrian walkways adjacent to arterial and collector streets, will terminate as the streets abut open space. Native trees compatible with the natural areas will be planted in masses and will be used to frame the open space corridor views in the preserve areas. Shrubs will be planted to help frame or screen views. Use of groundcovers will be limited to areas where accent planting is required, however, use of native bunchgrasses is encouraged.

Earth berms and/or swales may be used to separate and delineate the natural open space from the formal urban landscaping in order to maintain the security and privacy of the adjacent land use.

Vehicle access to open space and parks will be prevented through the provision of barriers such as a three-foot (3') split rail fence adjacent to the street, as shown in Figure 19. Visual and pedestrian connections between the use and the open space should be maintained where feasible. Pedestrian/bike paths will be incorporated in open space with access to street edges. In these instances landscaping will be installed and allowed to provide visual amenity and shade and shelter along the bike route.

Open Space Edges - Wetlands Preserve Linear Parkway

In addition to the linear pedestrian walkway illustrated in this section, a series of recreational amenities will also be provided and incorporated into this trail system adjacent to Villages 11, 12, 13, 14, 15, and 16 (refer to Exhibit VI). The facilities will provide active and passive recreational opportunities, including but not limited to, fitness courses, individual and group picnic areas, seating and viewing areas, small child play areas (tot lots), small open field play areas, and other similar facilities. These facilities will be constructed in phases with the adjacent residential development and maintained by the Master HOA.



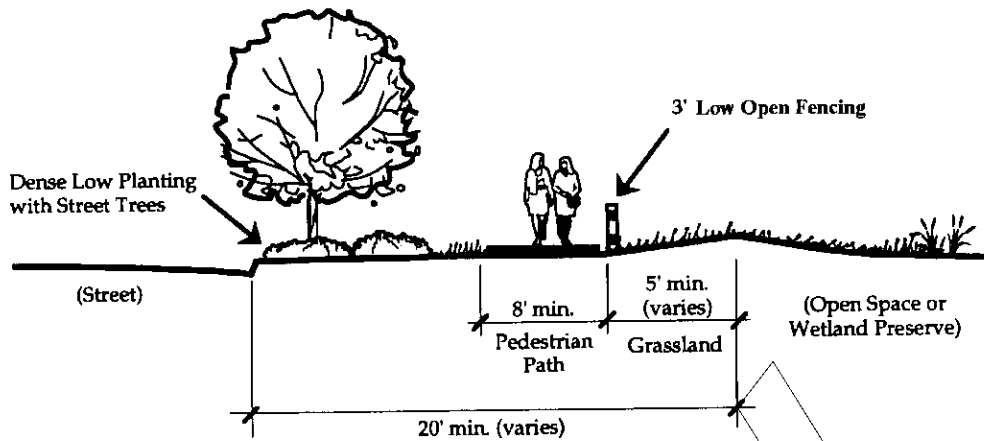


FIGURE 19
CONCEPTUAL METHOD OF PREVENTING VEHICLE ACCESS

Where appropriate, a separate pedestrian pathway corridor may be utilized to provide a connection to open space between streets. The intent is to create a reasonably direct route to the schools and parks. The separate pedestrian pathway corridors are to be limited to areas where the street would not provide a sufficiently direct route. In no case should a separate pedestrian walkway flanked on both sides by a fence be longer than the depth of a single lot. The corridors are to be landscaped, provide a minimum eight-foot (8') wide path connection, and shall have minimum corridor widths, as shown in Table 3 and Figure 20.

Pedestrian walkway access connections including, but not limited to, a break in the adjacent fence shall occur at an average interval of every 600 linear feet along an open space edge. The distance between individual access points should not be allowed to exceed 800 linear feet. Mid-block connections to streets are encouraged at an average interval of 300 feet. Where pedestrian paths occur in open space corridors adjacent to residential properties, the public reports for the adjacent subdivisions shall include notification of the intent to install such public walkways. Pedestrian pathway corridors shall be installed, including all landscape, pathways, and other improvements, concurrent with adjacent homes by individual Parcel Developers.

TABLE 3
PEDESTRIAN CORRIDOR WIDTHS

<u>Length</u>	<u>Min. Corridor Width</u>	<u>Min. Pavement Width</u>
25' or less	15'	8'
26 to 100 ft.	20'	8'
101 to 200 ft.	25'	8'

Landscaping adjacent to pedestrian access points will be enhanced to clearly denote them as such, as shown in Figure 21. Standard street tree plantings shall be interrupted by a row/grove of accent trees along the end of cul-de-sacs and shrubs will form a low barrier with openings where trails extend to the cul-de-sac. These plantings will be installed by the individual Parcel Developer concurrent with adjacent homes.

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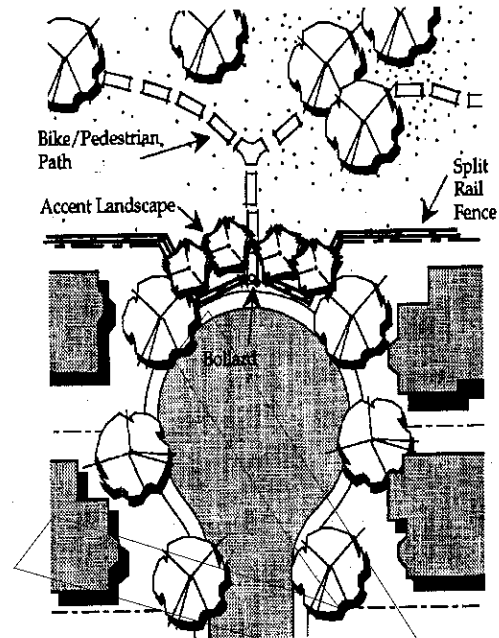
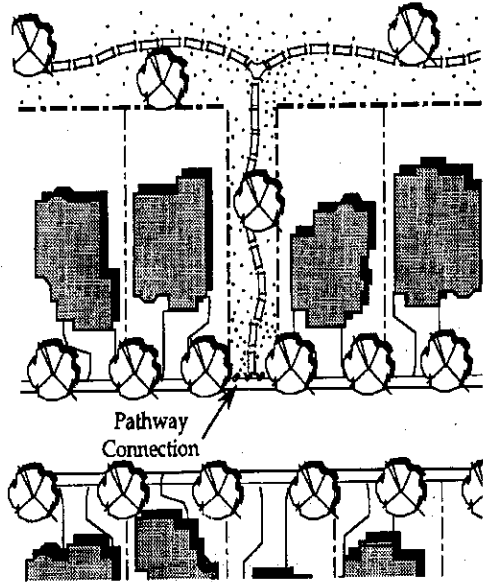


FIGURE 20
CONCEPTUAL PEDESTRIAN ACCESS
CORRIDOR BETWEEN RESIDENTIAL LOTS

FIGURE 21
CONCEPTUAL LANDSCAPING
AT CUL-DE-SAC ACCESS POINT

Run-off carrying herbicides, pesticides, fertilizers, and eroded soils is an issue of particular concern for wetland and creek preservation. Formal landscaping adjacent to natural open spaces will incorporate erosion and water quality control techniques to avoid runoff into these sensitive areas. The landscaping should provide a hydrologic break through the use of berms or swales, as shown in Figures 22 and 23. Such control measures, will limit discharge from adjacent land uses to selected areas of drainage corridors.

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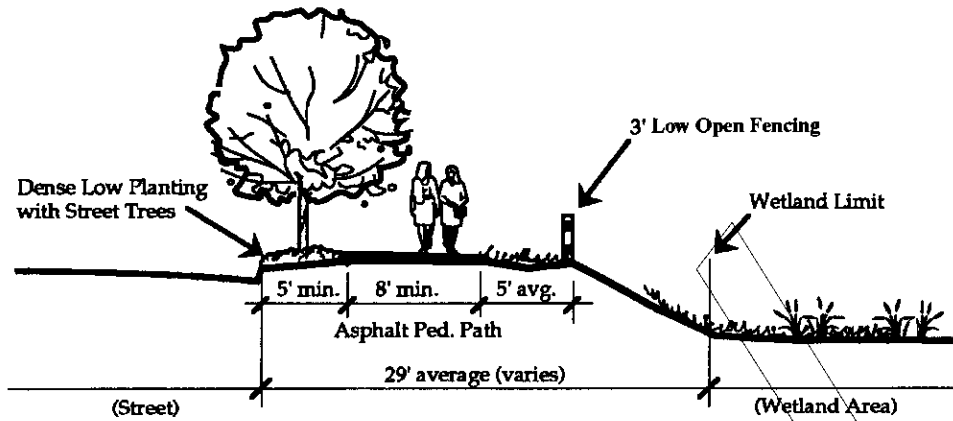


FIGURE 22
CONCEPTUAL HYDROLOGIC BREAK ADJACENT TO WETLANDS

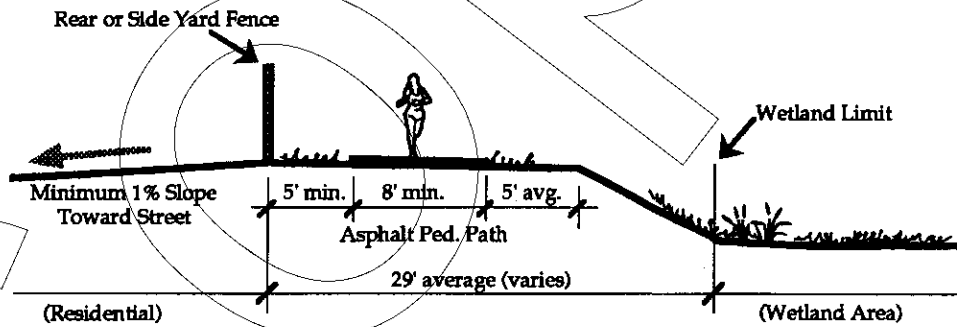


FIGURE 23
CONCEPTUAL HYDROLOGIC BREAK BETWEEN RESIDENTIAL AND WETLANDS

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Riparian Corridors

Brown's Creek and White's Creek are meandering streams that traverse through the PUD. The creek systems are being proposed as stream corridors with upland buffers managed for avian habitat; most specifically, migrating songbird habitat with a transition from a tree-grassland (upland) habitat to a riparian stream corridor.

Bridges may be used to enhance creek crossings along Brown's Creek. Bridges will be 8 feet wide and constructed with materials compatible with other areas of the plan. Where creek crossings occur, they are to be designed to minimize the impact on the channel and wetlands.

Brown's Creek

Brown's Creek extends through the plan area in a north-south alignment. All of Brown's Creek within the plan area is preserved and enhanced where appropriate in an open space corridor. Two bridge crossings, or culverts, will be required over Brown's Creek; one on South Meadows Parkway and the other on Double R Boulevard.

White's Creek

White's Creek extends through the southeast corner of the plan area through the designed community park and adjacent residential uses. Approximately two bridge crossings of White's Creek will be required to access residential uses in the southeast corner of the plan. These bridge crossings will be of a minimal dimension residential street, culvert overcrossing, *as shown in Figure 24.*

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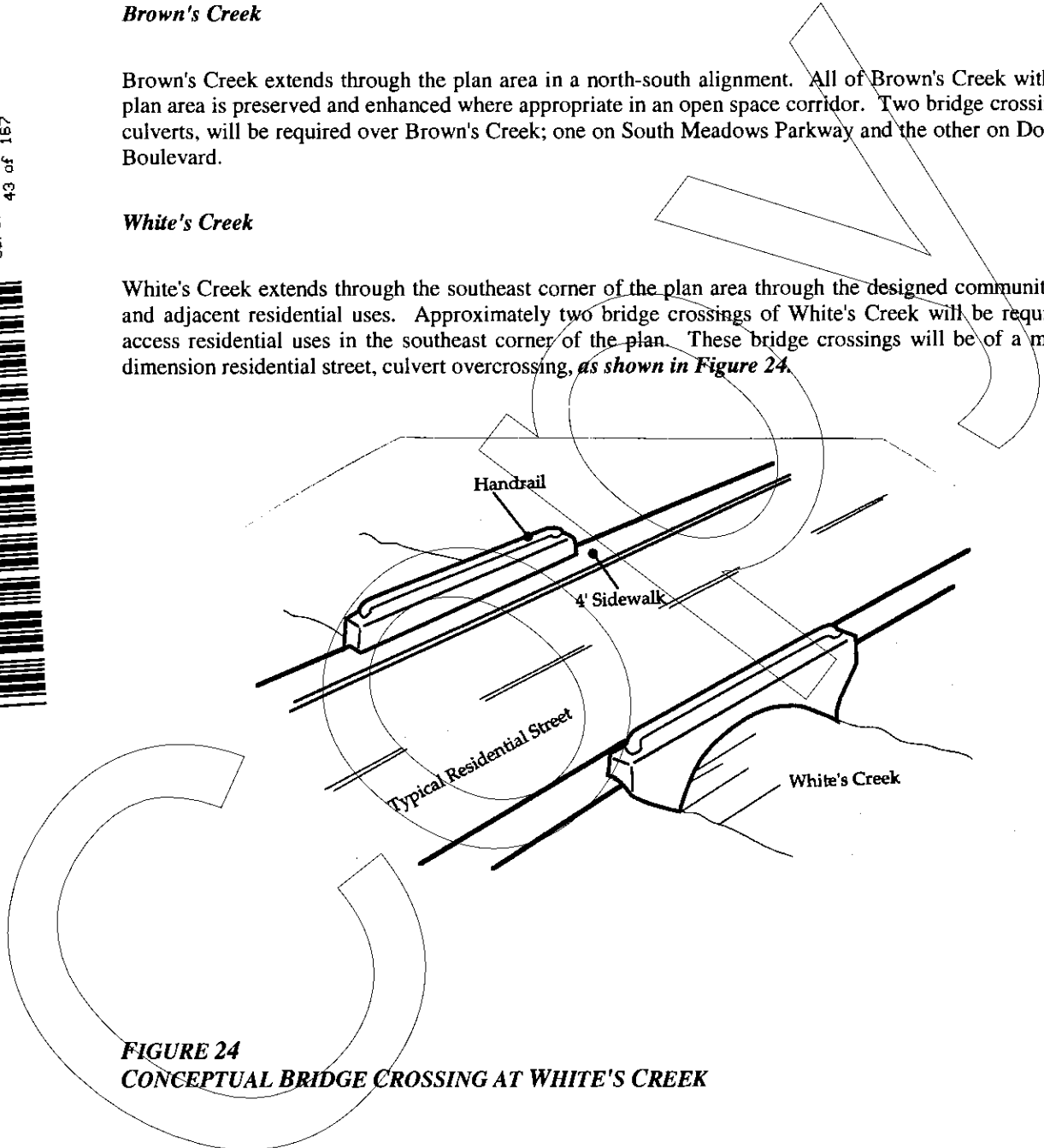


FIGURE 24
CONCEPTUAL BRIDGE CROSSING AT WHITE'S CREEK



Wetland Areas

Several edge conditions will be present around wetlands which may require berming, ponding, and revegetating disturbed areas. The height of berms will be determined by hydraulic analysis. The side slopes will be 3:1 or less and covered with seeding and straw matting for stability. The seeding will be a combination of grasses.

In several areas, ponding will occur adjacent to wetlands. Ponds may be mechanically deepened to allow for the natural accumulation of water. Regraded areas between wetlands and parking/service areas/buildings will include a minimum 5-foot wide landscape strip with berming. Landscaping may include a combination of groundcovers, shrubs, and trees. Water-loving trees, acceptable to the City of Reno, may be planted. Evergreen trees will be used to screen adjacent private use. A 3-foot high, split-rail fence may be used to indicate the edge of the wetlands.

As described elsewhere in this document, wetlands shall be created within the central drainage corridor by mechanically deepening portions of channel beds in a manner similar to that described above for ponds.

The existing wetlands between Village 19 and 20 will be enhanced and expanded as specified in the Wetlands 404 Permits discussed in Section 1.8.

5.4.5 Irrigation

Irrigation guidelines are identified in the Design Guidelines for South Meadows PUD Phase III and are included as follows for PUD consistency.

Irrigation is to be totally automatic, with controller, electric valves, and quick couplers for supplemental watering. All plants will be grouped into zones according to their water requirements, with one valve per zone to minimize over watering. Trees, shrubs, and groundcovers will be irrigated with a drip irrigation system and/or micro spray heads. Lawn areas will be irrigated with a low gallonage spray system. Reclaimed water may be used for landscaping uses wherever feasible and available. The irrigation specifications may require modification if a special use permit is approved for use of reclaimed water.

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

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

5.4.6 Site Amenities

Site amenities installed by the Master Developer will be located within the open space and common areas. Site amenities guidelines are identified in the Design Guidelines for South Meadows PUD Phase III and are included, with additional standards, as follows for PUD consistency.

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Site amenities may include benches provided along the pathway system and will be set back to prevent obstruction to bicyclists. In addition, exercise stations may be located along the pathways to offer residents expanded recreational opportunities in common areas. A deck and/or gazebo overlooking the water features adjacent to the wetlands may be provided to allow the users a better view of the wildlife, accompanied by signs that describe waterfowl typically found in the area. Picnic tables and/or gazebos shall be located near wetlands and in other common areas for lunch time use. Trash receptacles shall be provided in close proximity to each table.

5.4.7 Installation and Maintenance

Installation and maintenance guidelines are identified in the Design Guidelines for South Meadows PUD Phase III and are included as follows for PUD consistency.

As required by NRS 278A.120, all common open space will be set aside for the use and benefit of the public. The Homeowners Association ("HOA") will own and maintain the common open space and the Linear Parks. (drainage corridor). The neighborhood and community park sites will be dedicated to the City of Reno, will be public and will be maintained by the City. The linear park will be privately, constructed and will be owned and maintained by the HOA. (Refer to Parks, Open Space, and Trails Program for further details.)

The Parcel Developer is responsible for the installation of landscape design elements in private common areas including and residential front and side yard landscaping outside the residential rear and side yard fencing.

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

Maintenance

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

From the completion of installation, landscaping shall be maintained in a sightly and well-kept condition. All Parcel Developers will be required to maintain plant materials in common areas in a thriving condition of growth by practicing proper agricultural techniques of pruning, pest control, and fertilization. When landscaping is not properly maintained, the Master Developer or HOA may, after 30 days notice, enter private property for maintenance purposes and bill the property owner. Residential front and side yard landscaping installed by the Parcel Developers will be maintained by the individual homeowners. Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation over spray and excessive runoff will be kept to a minimum.

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5.4.8 Demonstration of Landscape Concepts

The overall landscape character of the development and individual neighborhoods is established by design concepts and horticultural practices incorporated into major development features such as arterial streets and parkways, project and neighborhood entries, pedestrian/open space corridors, schools, and parks. These landscapes can serve to demonstrate planting options and irrigation techniques best suited to environmental conditions prevalent at Double Diamond Ranch. The use of foliage-type groundcovers, organic mulch, native and other drought-tolerant species of plants and turf, water conserving irrigation techniques, and use of reclaimed water are examples of landscape applications that should be promoted for use by homeowners and HOA maintenance programs.

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6 FENCING, LIGHTING AND SIGNAGE DESIGN

6.1 Screening and Fencing Design

Walls and fencing within the PUD are intended to screen facilities, and to provide sound barriers, privacy, and security. To a significantly lesser extent they may be utilized to buffer land use boundaries and act as a barrier to entry in environmentally sensitive areas. In general, the walls and fencing are to be kept to a minimum to avoid blocking views or fragmenting the land uses in the PUD. All screens and fencing shall be compatible in material, color and texture.

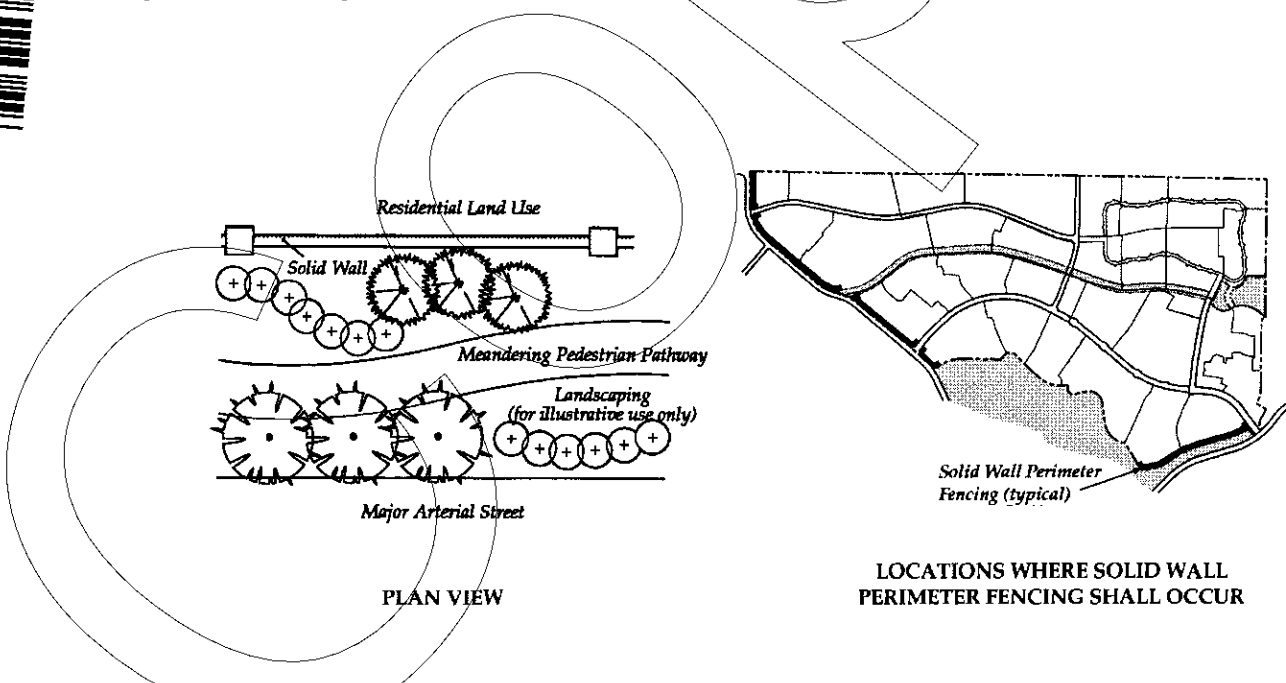
Mechanical equipment and other similar structures shall be ground-mounted when feasible. If not ground-mounted, such equipment shall be screened from the view of streets, adjacent properties, and areas open to the general public through the use of parapet walls, roof wells, or other means incorporated as an integral part of building design. All noise generating mechanical devices shall be screened with noise reduction barriers so that their potential as a nuisance to abutting properties is minimized.

Perimeter Walls

Perimeter walls within the PUD are located along South Meadows Parkway and at the major entry point at Double R Boulevard, *as shown in Figure 25*. Perimeter walls will be approximately 6 feet in height and will consist of a masonry material. *The design details of the Perimeter walls are attached hereto in exhibit IV ("Fencing, Signage & Lighting - Final Approved Design").*

Perimeter walls may also occur at select locations along the open space edge. *As shown in figure 25*, perimeter walls may be appropriate along the west side of Parcels 11, 16, and 17 for security, privacy and noise attenuation. In these instances, periodic wall openings at an average interval of 600 feet shall be provided for through access to adjacent open space.

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**FIGURE 25
PERIMETER WALL**

**LOCATIONS WHERE SOLID WALL
PERIMETER FENCING SHALL OCCUR**



Perimeter Fences

Three types of perimeter fences will be provided within the PUD. One type is a solid, or non-view-permeable fence which is provided when privacy, security, or noise attenuation is necessary (usually along roadways like Double Diamond Parkway), *see locations shown in figure 26*. When lotting patterns adjacent to the open space result in front-on or side-on lots that provide many "eyes to the open space" and enhance the perception of safety, a combination of solid and open-type fencing will be utilized. Side-on lots will generally have solid fencing up to a maximum 25', joined with open-type fencing along the side and rear yards, with split rail fencing designed along the edge of the front yard areas, *as shown in figures 28 and 29*. Residential lots that back-on the adjacent corridor are permitted but may not exceed 25 percent of the linear edge of the open space area adjacent to residential lots. These lots will require open-style fencing, *as shown in figure 27*, with the exception of Parcel 11, adjacent to the proposed K-6 school, Parcels 16 and 17, where Double R Boulevard is approximately 175 feet from the residential property line. Back-on units within these parcels may use a solid, or non-view-permeable fence or wall, where privacy, security, or noise attenuation is necessary.

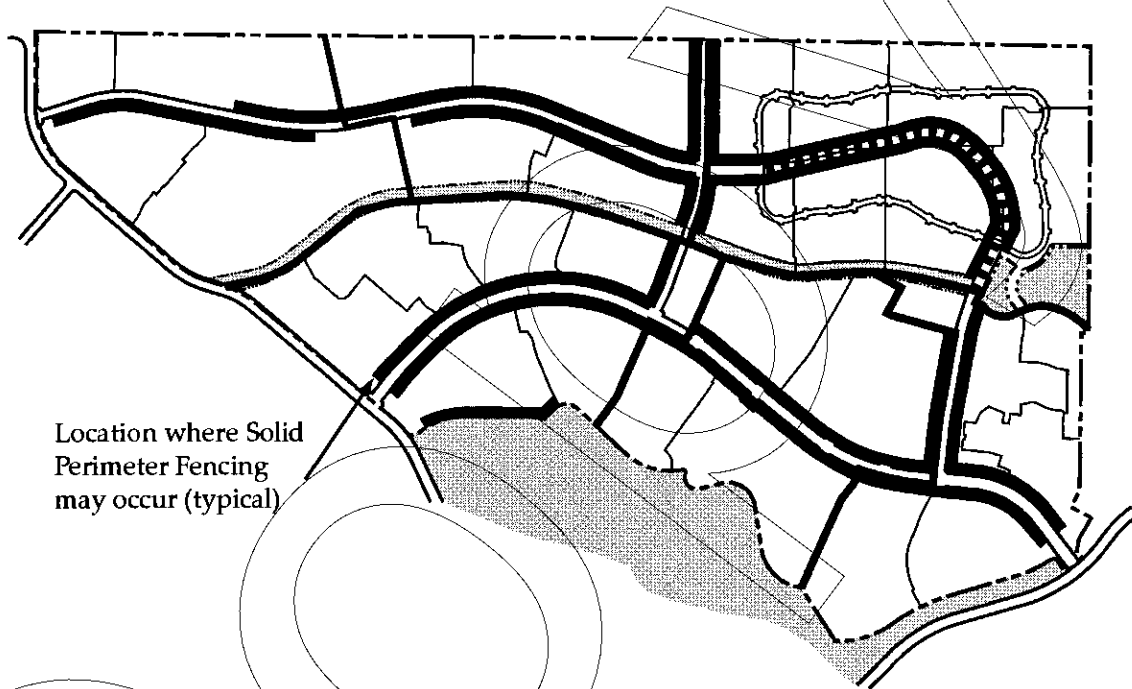
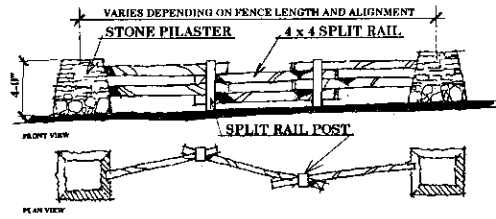


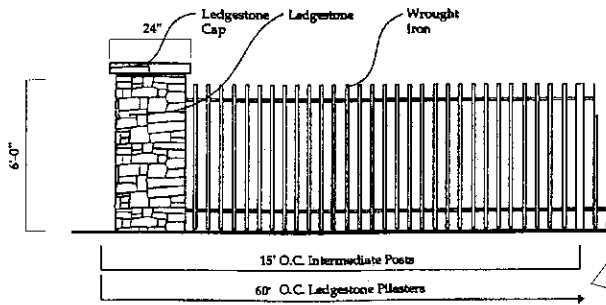
FIGURE 26
PERIMETER FENCING (SOLID TYPE) LOCATIONS

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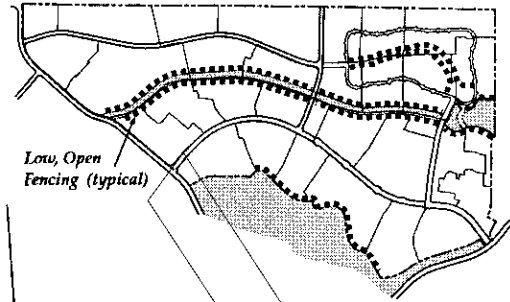




Low Open Fence



Open Type Perimeter Fence



Locations where Low Open Fencing may occur & open-type rear and side yard fencing will occur

FIGURE 27 PERIMETER FENCE (OPEN-TYPES) ILLUSTRATIONS AND LOCATIONS

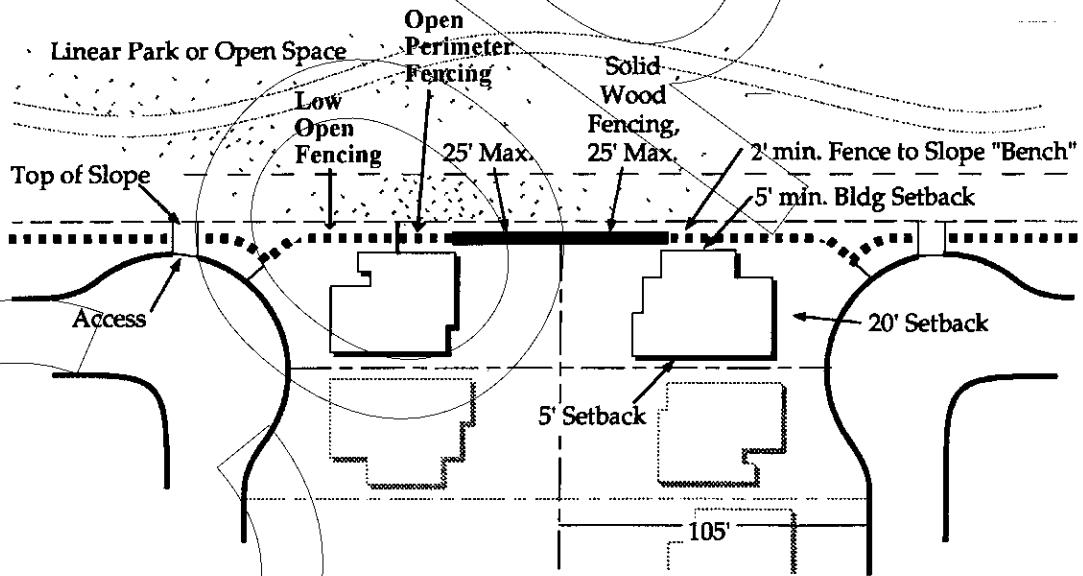


FIGURE 28 SIDE-ON YARDS WITH OPEN SPACE - REAR SIDE FENCING RESTRICTIONS

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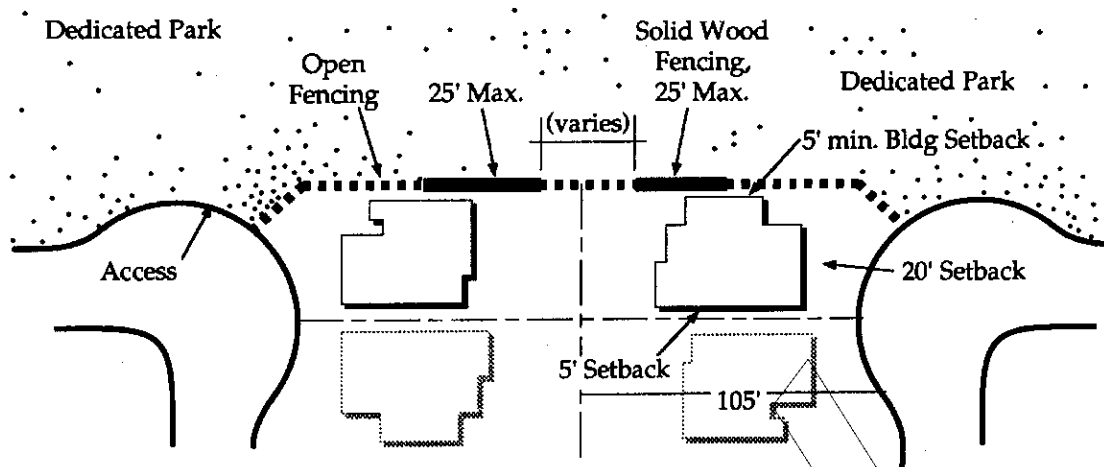
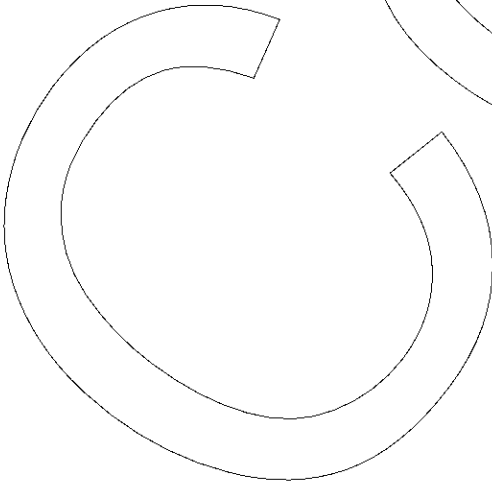


FIGURE 29
SIDE-ON YARDS WITH OPEN SPACE - SIDE YARD FENCING RESTRICTIONS

Solid, non-view-permeable perimeter fences within the PUD will be approximately 6 feet in height and constructed of wood. The material used shall be consistently applied throughout the perimeter fences. The material first selected shall be used in all other cases. *The design details of the Perimeter Solid and Open-Style fences are attached hereto in exhibit IV ("Fencing, Signage & Lighting - Final Approved Design").*

Low split rail fencing similar to the illustration in figure 27 will be used between public uses and areas of high sensitivity, such as between parks and wetland preserve areas. Split rail fencing will also be provided where single-loaded residential streets or cul-de-sacs abut open space and along the front side yard of residences adjacent to open space, *as shown in figures 28 and 29.* The intent is to define common areas and private land without walls. Low fencing shall be three-foot (3') tall, split-rail fencing or similar.

When residences are adjacent to open space, side or rear fencing may be a combination of both solid fencing and open fencing. *In figure 29* above, the illustration demonstrates a typical situation where solid fencing occurs along the rear of the residence and open fencing occurs along the front side yard. In this example, solid fencing is utilized along the back yard for privacy and open fencing is utilized along the front side yard to define the separation between private land and common area land.





6.2 Lighting Design

Exterior lighting is intended to provide for safety and security, as well as to enhance building design and landscaping. These standards describe lighting in schools and parks. Lighting within the public right-of-way will comply with city standards.

Parking lots will be lit to provide safe use after dark. Light standards will be located to avoid shading by tree canopies and buildings. Cutoff-style fixtures should be used to reduce glare impacts on major arterial streets, collector streets in non-residential areas, in parking areas, and along public sidewalks adjacent to arterial streets.

Pedestrian zones around schools and parks may utilize 20-foot tall poles constructed of metal with matching color. Fixtures will be located at intervals that provide continuity for pedestrian illumination. Low level lighting may be provided in select locations such as trail intersections in parks and other important pedestrian nodes.

The style and type of lighting fixtures to be used within the PUD are attached hereto in exhibit IV ("Fencing, Signage & Lighting - Final Approved Design").

6.3 Signage

The intent of the sign program is to establish a recognizable hierarchy of entries and intersections. The signs will enhance the design elements of the PUD and confirm the perceived order of the streetscape.

All signs must be approved by the Master Developer and obtain a building permit as outlined in the City Code prior to installation. Signs may be located in the landscape easement, but shall not be located within 5-feet of the back face of curb or within the vision triangle, as defined in RMC 18.06.050(c)(3)b.

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

Five types of signs are proposed for the residential portion of Phase III development. These are: major and minor project entries, Parcel Identification Signs (Free-Standing), directional, building identification, and temporary signs. *The master sign package for Double Diamond Ranch PUD is attached hereto in exhibit IV ("Fencing, Signage & Lighting - Final Approved Design").*

Major and Minor Project Entries

The Master Developer is responsible for the installation of major and minor project entry signs. Entry signs are subject to the issuance of a permit, as outlined in the City of Reno Sign Code. These signs will be used to identify and establish the boundaries and formal entries of the project.

The major project entry is located at South Meadows Parkway and Double R Boulevard. Major entry signage shall be limited to maximum two signage monuments per entry. Minor project entries are located as determined by the Master Developer along the interior collector streets at the primary entry to each individual village or neighborhood. Minor or neighborhood project entry signage shall be limited to maximum two signs per entry at no more than two neighborhood entries per parcel.

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Directional Signs

The Master Developer is responsible for the installation of exterior directional signs. Directional signs shall be similar to the project entry signage. Maximum free-standing height shall be 6-feet. Signs may be internal illuminated or have a ground-mounted light source concealed by planting.

Temporary Signs

Temporary signs may be installed on individual parcels to identify future use and for marketing purposes and must be approved by the Master Developer. Temporary signs, located on-or off-premises, advertising the sale of the property within the Double Diamond Ranch PUD shall not exceed a vertical height of 8-feet, a horizontal length of 10-feet, or a total sign area of 32 square feet.

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7 RESIDENTIAL NEIGHBORHOOD DESIGN STANDARDS

7.1 Residential Design Standards

All "Standard Developments", sometimes referred to herein as "Standard Building" (typical detached single family homes developed on customary lot sizes) within the PUD will be consistent with the Single Family Residential 6,000 square feet (SFR-6) zone district and City of Reno standards, except as outlined in this section, with regard to site coverage, building height and setbacks (*see exhibit V "Standards For The SFR-6 Zone District"*). Most neighborhoods will be developed as Standard Developments on single family lots ranging in size from 50 to 85 feet in width with depths ranging from 100 to 110 feet. These Standard Developments shall utilize the standard setback and street design criteria specified in Table 4 and Table 5. In order to obtain a larger variety of mixed housing styles, some neighborhoods, may contain lots with a minimum width of 45 feet and a minimum lot size of 4,500 sq. ft. These neighborhoods shall be limited to gross densities of less than 6 dwelling units per acre. They may utilize a combination of "Standard Development" or "Cluster Development" design standards for building setbacks and roadway designs, provided the yard setback standards and roadway design criteria are specified on the tentative map for these neighborhoods. Lots narrower than 45 feet and less 4,500 sq. ft. in size are found only in high density (6 or more dwelling units per acre) developments within the PUD (hereinafter referred to as "Cluster Developments"). These developments shall be required to follow the "Cluster Development" design criteria.

7.1.1 Retirement Community Design Standards

The Retirement Community will include Villages , 7, 8, 9, 20, 21, 22, and 23 containing 725 units. These villages are included in and encompass all of Phase IV. This community will utilize the combination standard/cluster design criteria as specified in section 7.2.2. below. If the Attached Residential alternative is utilized, Section 7.2.2 lot area requirements shall apply. The following elements are unique to the Retirement Community

7.1.1a. Housing & Street Scene

Unique to the Retirement Community will be a variety of housing types, sizes and floor plans, with most being one story. The private streets will be similar to other streets in Double Diamond Ranch with the potential addition of a tree lined, turfed parkway strip that will separate the public pedestrian walkway from the street if elected. (Refer to figure 37). Guest parking will be provided in groupings of 4 or 8 spaces distributed uniformly throughout the project along the collector loop and cul-de-sac bulbs where feasible. There will be one space required for every two lots, and spaced within 300 feet of all lots if feasible.

7.1.1b. Recreational Opportunities

Neighborhood Commons areas will be incorporated into the villages as conceptually illustrated in figure 37. These commons areas will feature recreational facilities to serve this restricted age group community potentially including putting greens, pathways, picnic areas, and other similar facilities. A linear open space, with the primary purpose of creating a trail link for pedestrian use to connect all neighborhoods to the central recreational facility will be provided. A Central Recreational Facility will be constructed, prior to the 200th certificate of occupancy located within the 725 unit retirement community. It will include a whole complement of active and passive recreational facilities such as a swimming pool, tennis, racquetball, basketball, exercise and work-out equipment, meeting rooms, activity coordination and personal services geared to meet the needs and market demands of this age group.

7.1.2 Attached Residential

The Attached Residential Communities shall be restricted to Village 26 and the Retirement (Active Adult) Community. These Communities would utilize the design criteria as specified in section 7.2.2 below. These units shall be "For Sale" only, and may be comprised of townhouses, duets, quads, or condominiums.

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7.1.3. Retirement Community Alternative Design Standards

The alternative to the Retirement Community includes Villages 7, 8, 9, 20, 21, 22, and 23, containing 725 units. These villages are included in and combine to make up all of Phase IV. This community will utilize standard design criteria, standard/cluster design criteria and attached design criteria, as specified in section 7.2 below.

The balance of this section is intended to outline the specific design standards that each Parcel Developer will be required to follow as they design and develop their respective parcels.

7.2 Design Restrictions

7.2.1 Height Limitation

- All Residential units shall be limited to 30 feet in height with a maximum of two stories.

7.2.2 Minimum Lot Area and Width

- Lots for Standard Developments shall provide the following minimum dimensions and sizes. Corner lots shall be minimum 5,500 square feet in area with a 55-foot average width. Interior lots shall be a minimum 4,500 square feet with a 45-foot average width per lot.
- Lots utilizing the combination standard/cluster design criteria shall be a minimum of 4,500 sq. ft. in size with an average lot width of 45 ft. at a gross density of <6 d.u./ac. A Maximum of 50% of the Standard Development subdivision lots may utilize the combination Standard/Cluster building setback and street design standards.
- Lots smaller than 4,500 square feet are allowed only within high density Cluster Developments. Lots in Cluster Developments will have a minimum lot size of 2,700 square feet with a 38-foot average width per lot.
- Attached Residential Projects shall have a minimum project area of 10 acres. Minimum lot area per dwelling unit shall be 3,000 square foot. Minimum lot sizes shall not be applicable, only dwelling unit density.

7.2.3 Minimum Residential Square Footages

Minimum square footages will be established on a village by village basis throughout the development of the PUD. These minimum square footages will be established by the Master Developer based on the size of the lots within the respective village, based on the Parcel Developers home design and market conditions at the time of development. The intent of this restriction is to ensure proper planning, product diversification, and market acceptance. By establishing varying minimum, residential square footage restrictions, the Master Developer will endeavor to maintain the integrity, and quality of the Master Plan, while establishing a variety of residential home designs.

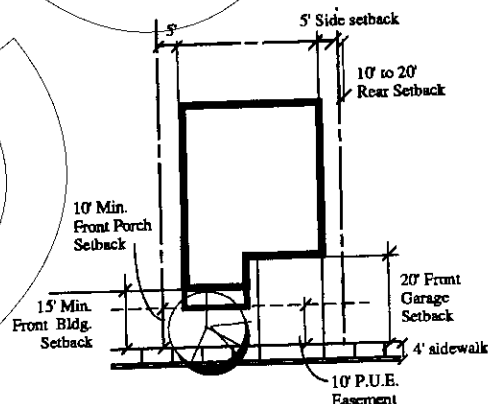
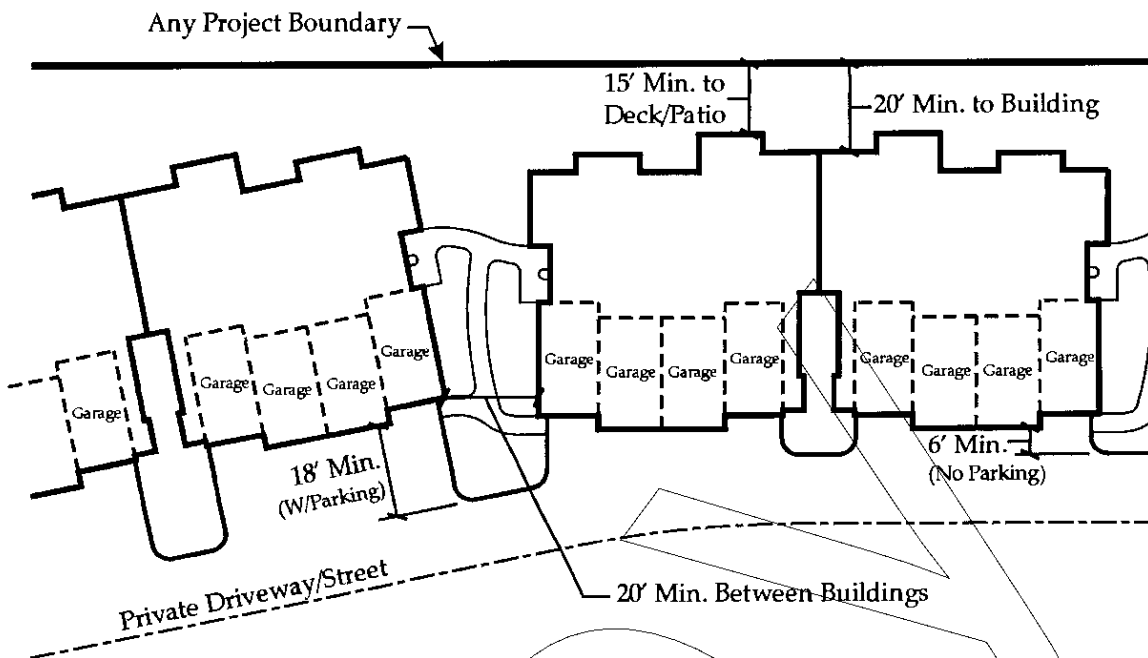


FIGURE 30
TYPICAL LOT CONFIGURATION

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FIGURE 30B
TYPICAL ATTACHED HOUSING PROJECT CONFIGURATION

7.2.4 Setback Requirements And Local Road Standards

Front Yard Setback (see summary in table 4)

The minimum front yard setback to the residence for Standard Developments will be 15 feet measured from the front property line. In no case will the second story of any Standard floor plan be allowed to be closer than 20 feet from the front property line. The garage in Standard Developments shall be set back a minimum of 20 feet from the front property line and the porch may be 10 feet from the front property line. The minimum front yard set back for Cluster Developments will be 8 feet measured from the front property line, including second stories and garage set backs. In order to provide the City with a clear illustration of cluster front yard set backs, all Cluster Developments must identify front yards on the tentative maps. Attached housing shall have minimum 20' front yard project setback.

Variable Front Setbacks

Where the center line of the street does not vary by more than 5 feet in 200 feet the houses fronting along the street shall be staggered such that the front setback of any two contiguous dwellings shall vary by not less than 2 feet. The intent is to avoid the appearance of a solid wall of building fronts, particularly garage doors, along the street frontage. This requirement will not apply to Cluster developments.

Rear Yard Setbacks (see summary in table 4)

No Standard or attached housing building may be closer than 20 feet to the rear property line except that accessory buildings or the garage may be located up to 5 feet from the rear yard property line and must be 3 feet minimum from the main building. Where lots are irregular, as in most cul-de-sac lots, the Standard building setbacks shall be an average 20 feet from the rear property line. No Standard or attached housing two story structures will be allowed within 20 feet of the rear property line of any parcel adjacent to the perimeter of the project. Where adjacent to open space, the rear setback for Standard or Attached buildings may be reduced to 15 feet. When abutting major arterial streets, such as South Meadows Parkway, the rear yard setbacks of Standard or Attached housing buildings will be a minimum of 25 feet. The minimum rear yard set back for Cluster Developments will be 10 feet. Where Cluster Developments abut major arterial



streets like South Meadows Parkway, rear yard set backs must be a minimum of 20 feet. All Cluster Developments must identify rear yards on the tentative map.

Side Yard Setbacks (see summary in table 4)

The minimum side yard setback for Standard Developments is five feet (5'). Should a zero lot line product be chosen for the subdivision the minimum side yard setback is 0 feet on one side and 10 feet on the other side. Where a Standard two-story residence abuts another two story residence the minimum side yard setback will be 7.5 feet for lots greater than 52 feet but less than 65 feet in width. Where a Standard two-story residence abuts a single story residence the side yard set back will be 5 feet. Should lots be greater than 65 feet in width the minimum side-yard setbacks for a Standard two story residence shall be a total of 15 feet in the aggregate (i.e. 5 feet one side, 10 feet the other or 7.5 feet each side). The minimum side yard for Cluster Developments is 0 feet on one side and 5 feet on the other side. Again, all side yards must be identified on the tentative map. The minimum side yard setback for attached housing is 0-feet with 20-foot minimum between buildings, and 20-feet if adjacent to a project boundary.

Architectural Projections

Architectural projections such as roof eaves, fireplaces, box-outs, porches, etc. are permitted to extend up to 2 feet into the front, rear and side yard setbacks of Standard Developments and attached housing. Cluster Developments will prohibit architectural projections in any setback area which creates less than a five (5) foot separation between buildings. Where the separation between buildings is greater than five (5) feet, Cluster Developments will allow the same two (2) foot architectural projections into front, rear and side yard setbacks as the Standard Developments.

Usable Open Space (see summary in table 4)

Minimum usable rear yard open space for Standard Developments shall be 400 square feet for a two-bedroom, and an additional 200 square feet for each additional bedroom. The rear yard setback may be reduced to a 10-foot minimum dimension when a minimum usable open space dimension of 20 feet is provided on one side with a 0-foot minimum setback on the other side yard. For a Cluster Development, the minimum usable rear yard open space shall be 200 square feet for a two-bedroom house and an additional 100 square feet for each additional bedroom. For attached housing, the minimum open space shall be 200 square feet per unit.

Shade Structures

Shade structures for Standard Developments or attached housing shall have a minimum 5-foot setback from any property line and shall not exceed 25% of the usable open space. Shade Structures are not permitted in front setbacks for all Development types. In Cluster Developments, shade structures can protrude up to 5 feet into the minimum 10 foot rear yard set backs.

Corner Lot Side Yard Setback

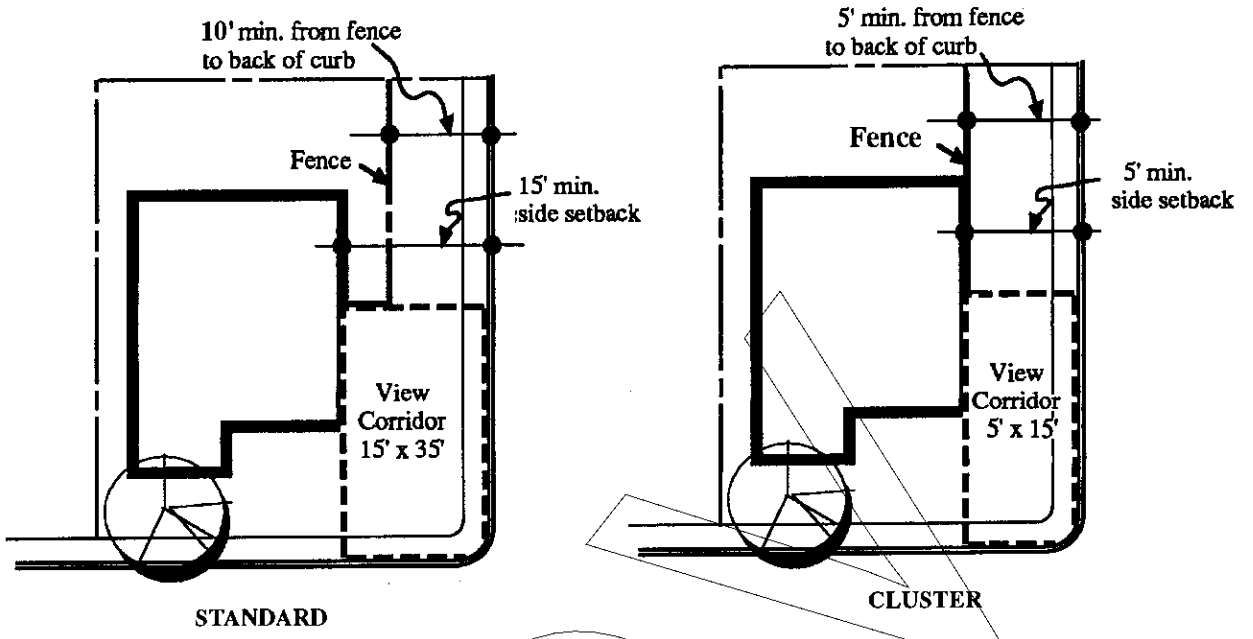
The minimum side yard adjacent to a street for a Standard Development shall be 15 feet from the property line. Fences may be located 10 feet from the property line. No structure or fence in a Standard Development shall be allowed in the view corridor formed by a rectangle that is 15 feet wide and 35 feet deep measured from the back of curb. For Cluster Developments the view corridor shall be 5 feet wide and 15 feet deep (see *Figure 31*).

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*Not to Scale (For Illustration Purposes Only)

FIGURE 31
CORNER LOT SIDE YARD SETBACK

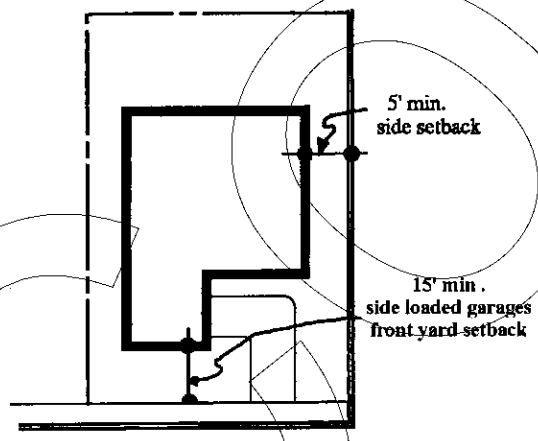


FIGURE 31A
SIDE-LOADED GARAGES
FRONT YARD SETBACK



**TABLE 4
NEIGHBORHOOD MINIMUM BUILDING SETBACK REQUIREMENTS – STANDARD**

TYPE	FEET	CONDITION
Front Setback	10	To porch - <i>all standard lot sizes</i>
	15	To residence - <i>all standard lot sizes</i>
	20	To garage - <i>all standard lot sizes</i>
	15	To garage side loaded from street with a 20' min. driveway length from face of garage door (Fig. 31A)
	20	To upper story of a two story residence where 43' ROW or narrower streets are utilized - <i>all standard lot sizes</i>
	29	Average distance to residences from wetland preserves within abutting open space - <i>all standard lot sizes</i>
Rear Setback	10	At rear corners of single story residence on an irregular lot with an average 20 foot setback across back yard with square footage's equal to a standard lot. - <i>all standard lot sizes</i>
	15	Two story residence with irregular lot and an average 20 foot setback with back yard square footage's equal to a standard lot with 20 foot setbacks on both sides of the home - <i>all standard lot sizes</i>
	15	Uncovered second story decks and covered single story decks - <i>all standard lot sizes</i>
	25	Residences that back onto South Meadows Parkway - <i>all standard lot sizes</i>
	29	Average distance to residences from wetland preserves within abutting open space - <i>all standard lot sizes</i>
Side-Yard Setback	5	Interior lot with a single story residence next to a single story residence - <i>all standard lot sizes</i>
	5	Interior lot with a two story residence next to a single story residence - <i>all standard lot sizes</i>
	5	Interior lot with a two story residence next to a two story residence - <i>all lots 52 feet in width or narrower</i>
	7.5	Interior lot with a two story residence next to a two story residence - <i>all lots wider than 52 feet but less than 65 feet</i>
	10	Interior lot with a two story residence next to a two story residence - <i>all lots wider than 65 feet</i>
	5	Where side-yards abut the Linear Park (drainage corridor). Note, that fencing (on property line) must be set back a minimum of two feet from the bench of the drainage corridors with a standard five foot residential setback thereafter. - <i>all standard lot sizes</i>
	15	Corner lots where the side yard is adjacent to a street - <i>all standard lot sizes</i>
	29	Average distance to residences from wetland preserves within abutting open space - <i>all standard lot sizes</i>
Second Story	5	Minimum setback from front of lower story where 43' ROW or narrower streets are utilized - <i>all standard lot sizes</i>
Shade Structures	5	Minimum setback from property line, all sides and rear. Not allowed within front yard setbacks - <i>all standard lot sizes</i>
Common Area Equipment		No Minimum setback

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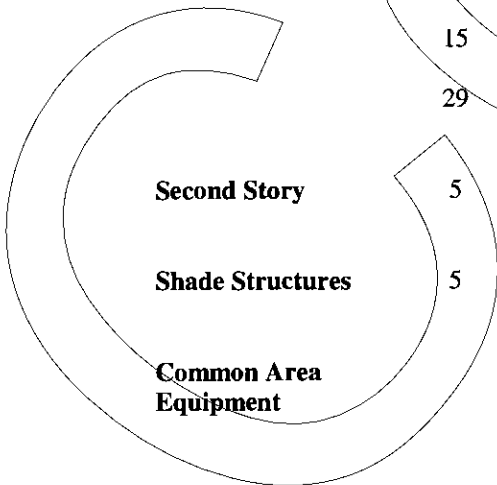


TABLE 4 - CONTINUED

NEIGHBORHOOD MINIMUM BUILDING SETBACK REQUIREMENTS

CLUSTER DEVELOPMENTS

<u>TYPE</u>	<u>FEET</u>	<u>CONDITION</u>
Front Setback	5	To porch
	8	To residence
	8	To garage (where the garage door faces the Private Court Entrance – <i>see fig. 36 page 64</i>)
	8	To Upper Story
	18	To garage Door (where the garage door faces the front yard on a Private Court Entrance – <i>see fig. 36 page 64</i>)
	19	To garage Door (where the garage door faces the front yard on a Private Local and / or Collector street – <i>see fig. 35 page 63</i>)
	29	Average distance to residences from wetland preserves within abutting open space
Rear Setback	10	To residence
	5	To covered patio trellis
	20	To residence abutting arterial street (e.g.; South Meadows Parkway)
	29	Average distance to residences from wetland preserves within abutting open space
Side-Yard Setback	0	One side yard only
	5	Side yard not utilized for zero set back
	5	Where side-yards abut the Linear Park (drainage corridor). Note, that fencing (on property line) must be set back a minimum of two feet from the bench of the drainage corridors with a standard five foot residential setback thereafter.
	5	Corner lots where the side yard is adjacent to a street
	18	To garage Door (where the garage door faces the side yard on a Private Court Entrance – <i>see fig. 36 page 64</i>)
	19	To garage Door (where the garage door faces the side yard on a Private Local and / or Collector street – <i>see fig. 35 page 63</i>)
	29	Average distance to residences from wetland preserves within abutting open space

Note that all measurements outlined in table 4 above are measured from the property line, unless otherwise noted. In addition, where side yard set backs vary depending on lot width (Standard Developments), the standards outlined in the table above are intended to represent the average lot width for a specific large parcel or village. As an example, where a village has been designed primarily for 50 foot wide lots, there may be several unique lots that were designed slightly over 52 feet in width. Based on the table above, lots 52 feet in width and below are allowed a 5 foot side yard set back where there is a two-story home next to another two-story home. However, lots between 52 feet and 65 feet in width are designated for a 7.5 foot side yard set back. In this specific situation, it is intended that those unique lots within the village that have a width slightly greater than 52 feet shall be treated the same as the average lots within that village and shall be allowed a 5 foot side yard set back between two-story homes.

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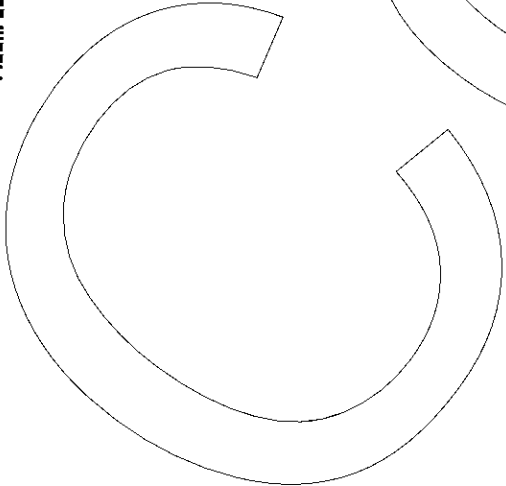
TABLE 4 - CONTINUED

NEIGHBORHOOD MINIMUM BUILDING SETBACK REQUIREMENTS

ATTACHED HOUSING DEVELOPMENTS

<u>TYPE</u>	<u>FEET</u>	<u>CONDITION</u>
Front Setback	15	To porch
	20	To residence
	6 or 19	To garage (where the garage door faces a Drive if driveway used for off street parking.
	29	Average distance to residences from wetland preserves within abutting open space
Rear Setback	20	To residence
	15	To covered deck, patio or trellis
	25	To residence abutting arterial street (e.g.; South Meadows Pkwy)
	29	Average distance to residences from wetland preserves within abutting open space
Side-Yard Setback	0	Interior side yard only
	20	Side yard not utilized for zero set back and between buildings
	5	Where side-yards abut the Linear Park (drainage corridor). Note, that fencing (on property line) must be set back a minimum of two feet from the bench of the drainage corridors with a standard five foot residential setback thereafter.
	20	Corner lots where the side yard is adjacent to a street
	29	Average distance to residences from wetland preserves within abutting open space

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7.2.5 Garage Width

Where the garage front in a Standard Development is a single plane that is even with, or protrudes in front of the living area, the garage width shall not exceed 60% of the total building frontage. Where the garage in a Standard Development is set back a minimum of 5 feet behind the front edge of the dwelling, or where the facade of the garage is broken in two distinct bays with a minimum 3 foot architectural setback between bays, the garage width shall not exceed 67% of the total front width of the residence. Cluster Developments do not have these restrictions.

7.2.6 Roll-up Garage Doors

Roll-up doors shall be required on all garages.

7.2.7 Covered Porches

Covered porches are recommended on the front or side of Standard dwellings. Porches shall be a minimum of 4 feet deep and shall be set back a minimum of 10 feet from the back of the sidewalk.

7.2.8 Cluster Development Additional Design Restrictions

In addition to the design criteria for Cluster Developments outlined above the following outlines additional restrictions that apply to this type of development:

- No two identical front elevations shall be sited on adjacent lots;
- Recreational vehicles, boats and trailers are not to be stored on individual lots or parked in the streets for any extended period of time over 48-hours;
- Accessory structures on the Cluster lots are prohibited;
- Garages shall not be converted into living space or used exclusively for storage; and
- Driveways (measured from garage door to back of curb) on Private Local and/or Collector streets within the Cluster Development shall be a minimum of 19 feet in length.

7.2.9 Plan Conformance

Submitted plans for all developments shall comply with the Uniform Codes and all City of Reno Ordinances in effect at the time of building permit issuance.

The Parcel Developer shall provide specific plot plans for each of individual lot on an 8½ inch x 11 inch format and a composite of a minimum of ten lots at a time in order to insure adequate setbacks between structures. These plot plans are to be provided prior to issuance of building permits and the composite drawing are to be approved by the Planning Department prior to building permits being issued (*see exhibit III "Building Permit Application Checklist"*).

7.3 Interior Roadway Design Requirements - Standard Developments

The following table and illustrations (*figures 32 through 34*) outlines the specific standards established for all Standard interior neighborhood streets throughout the PUD.

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**TABLE 5
INTERIOR LOCAL STANDARD NEIGHBORHOOD ROADWAY DESIGNS**

<u>TYPE</u>	<u>DIMENSIONS</u>	<u>CONDITION</u>
Local Standard (see figure 32- 34)	36.5' ROW	Single loaded streets with parking on one side of the street only
	36.5' - 43' ROW	Standard local residential street where maximum density = 6.2 du/ac. and maximum ADT = 400, or maximum density = 4.2 du/ac. and maximum ADT = 750
	46' ROW	Standard local residential street where density and/or ADT counts do not meet the 43' ROW standard above.
Cul-de-sacs (see figure 6)	36.5' ROW	Minimum standard where cul-de-sacs are less than 400 feet in length
	36.5' - 43' ROW	Minimum standard for cul-de-sacs where maximum density = 6.2 du/ac. and maximum ADT = 200, or maximum density = 4.2 du/ac. and maximum ADT = 500
Sidewalks on Cul-de-sacs (see figure 33a - c)	36.5' - 43' ROW	Sidewalks shall be provided on both sides of the street except as follows:
		<ol style="list-style-type: none"> 1. Sidewalks shall be provided on at least one side of a cul-de-sac street if through pedestrian circulation is provided between adjoining cul-de-sac bulbs, or if the numbers of lots on the cul-de-sac exceeds 12. 2. No sidewalks are required on cul-de-sac streets with less than 12 lots and no through pedestrian traffic is required. 3. On cul-de-sac streets with no sidewalks or on one side only, any additional ROW shall be considered additional front yard space for building setback purposes. 4. A final pedestrian circulation plan demonstrating compliance with these criteria shall be approved by staff prior to approval of each final map. The total number of lots on cul-de-sacs with no sidewalks on either side of the street shall not exceed 25% of the total number of lots within each tentative map.
Loop Streets (see figure 5)	46' ROW	Minimum standard for cul-de-sacs where density and/or ADT counts do not meet the cul-de-sac 43' ROW standard above.
	90'	Minimum bulb diameter when no parking is possible due to driveway patterns and "No Parking" signs are provided or cul-de-sac lengths do not exceed 300 feet in length and have a direct line of sight from the cul-de-sac entry.
	100'	Minimum bulb diameter measured from ROW with no parking in bulb area for all cul-de-sacs regardless of length
	600'	Maximum cul-de-sac length
Loop Streets (see figure 5)	36.5' ROW	Single loaded loop streets next to open space with parking on one side of the street only
	36.5' - 43' ROW	Standard loop street where maximum density = 6.2 du/ac. and maximum ADT = 200, or maximum density = 4.2 du/ac. and maximum ADT = 500
	46' ROW	Standard loop street where density and/or ADT counts do not meet the 43' ROW standard above.

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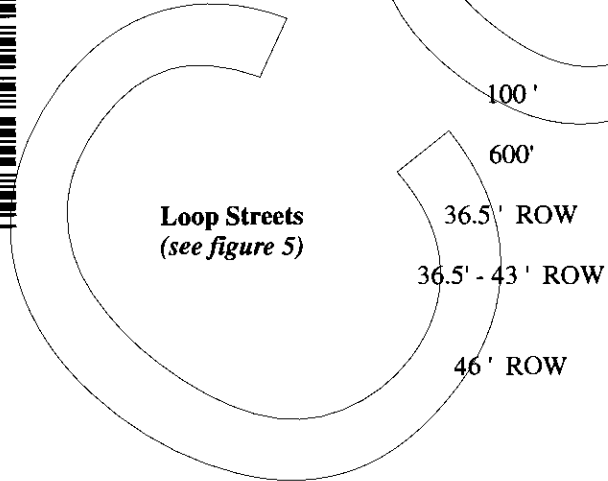




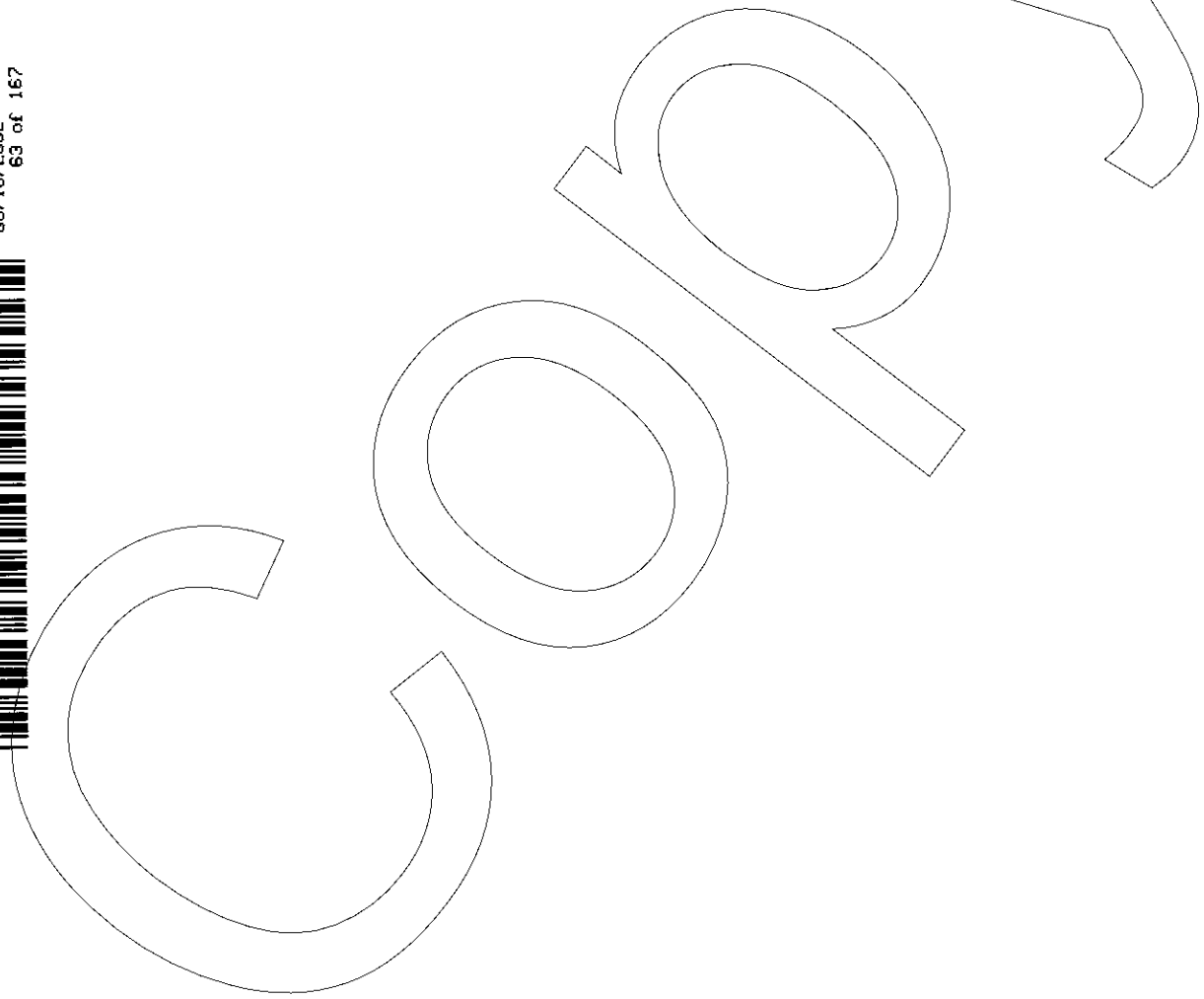
TABLE 5 continued

INTERIOR LOCAL STANDARD NEIGHBORHOOD ROADWAY DESIGNS

<u>TYPE</u>	<u>DIMENSIONS</u>	<u>CONDITION</u>
	Center Line Radius < 100'	To reduce traffic speeds on interior residential loop streets the PUD will allow knuckles with center line radius's less than the 100' City standard. Knuckles limited to streets where maximum density = 6.2 du/ac. and maximum ADT = 100, or maximum density = 4.2 du/ac. and maximum ADT = 250
Pedestrian Collector (see figure 32c)	45' - 55' ROW	Single loaded side or front loaded streets with 5' pedestrian walkways adjacent to 5' parking strips to allow pedestrian circulation from residential neighborhoods east of Wilbur May to the central channel pathway system. (per Condition #2 of the PUD Amendment approved March 26, 2002)

Note - All densities referred to above are gross densities.

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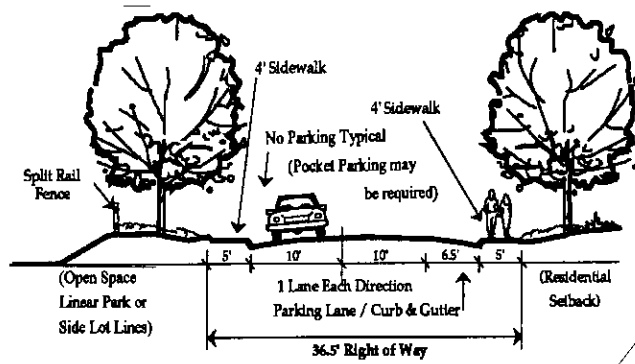


FIGURE 32
SINGLE LOADED LOCAL RESIDENTIAL STREET

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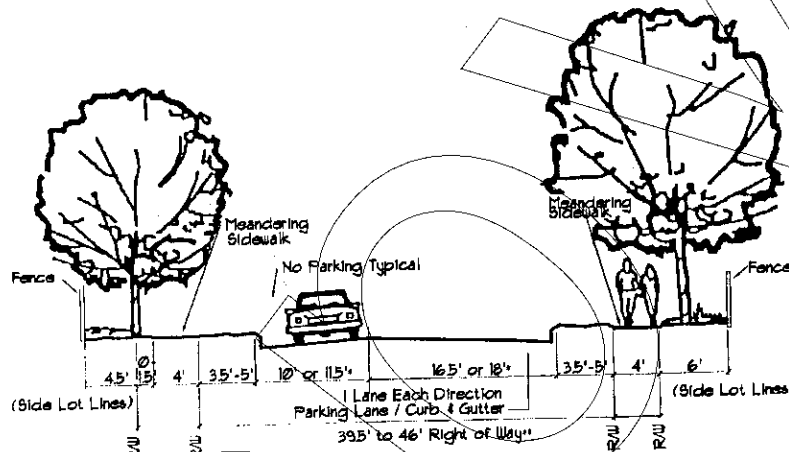


FIGURE 32A
LOCAL RESIDENTIAL VILLAGE COLLECTOR – LOTS SIDING

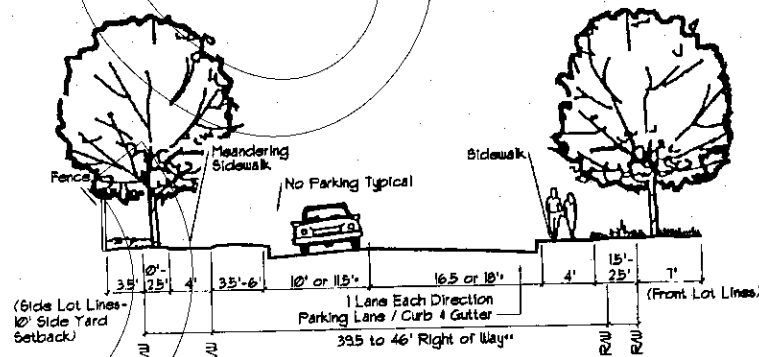


FIGURE 32B
LOCAL RESIDENTIAL VILLAGE COLLECTOR – LOTS FRONTING ON ONE SIDE

* Wider Pavement for Traffic Volumes Between 750 ADT and 1000 ADT.
** Variable ROW. Dependent on Sidewalk Configuration & Lot Orientation.

* Wider Pavement for Traffic Volumes Between 750 ADT and 1000 ADT.
** Variable ROW. Dependent on Sidewalk Configuration & Lot Orientation.

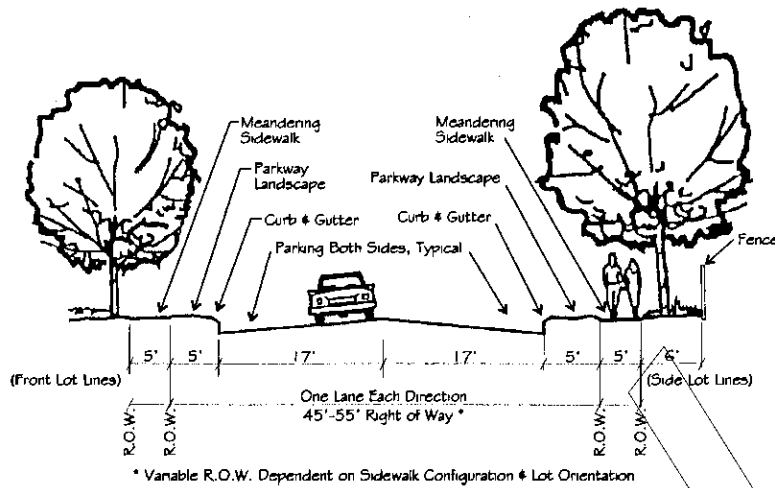
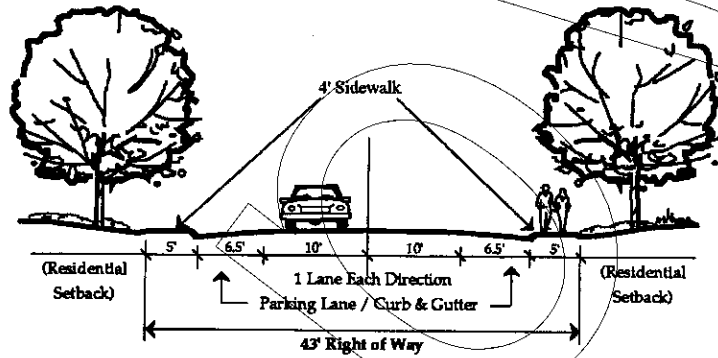


FIGURE 32C
LOCAL RESIDENTIAL VILLAGE PEDESTRIAN COLLECTOR - LOTS FRONTING OR SIDING - 45'-55' ROW



NOTE: Local Residential Street with 43' R.O.W. to be used where
Max. Density = 6.2 du/ac AND Max. ADT = 400 OR
Max. Density = 4.2 du/ac AND Max. ADT = 750

FIGURE 33
LOCAL RESIDENTIAL STREET - 43' R.O.W.

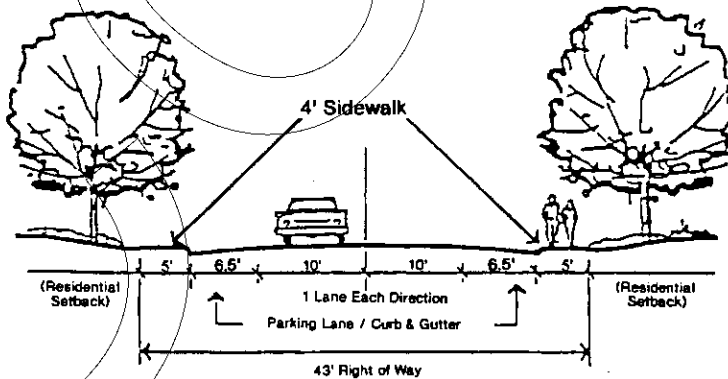


FIGURE 33A
**LOCAL RESIDENTIAL CUL-DE-SAC STREET - 43' R.O.W.
WITH SIDEWALKS ON BOTH SIDES**

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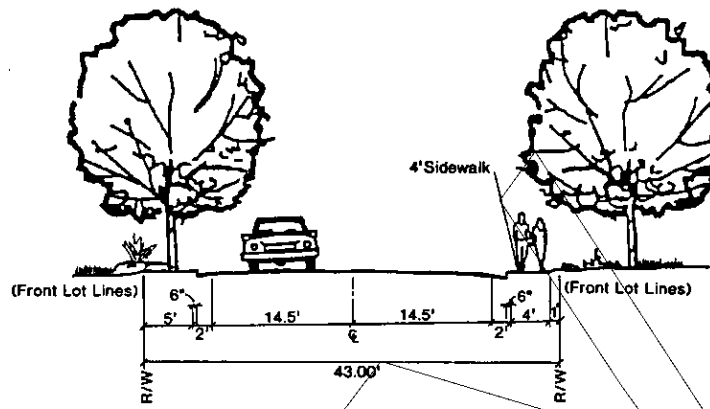


FIGURE 33B
LOCAL RESIDENTIAL CUL-DE-SAC STREET – 43' R.O.W.
WITH SIDEWALKS ON ONE SIDE

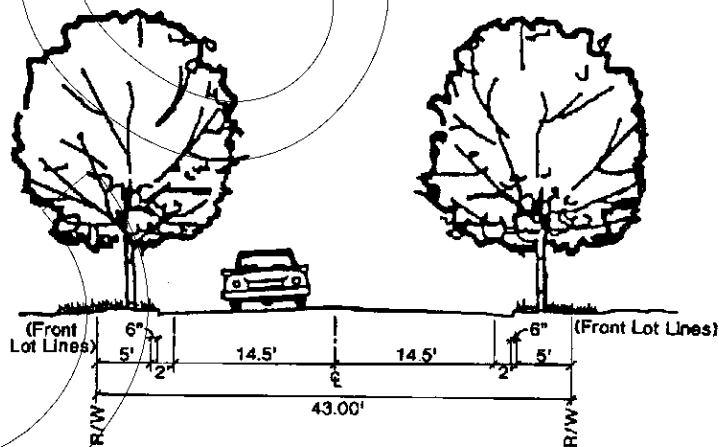
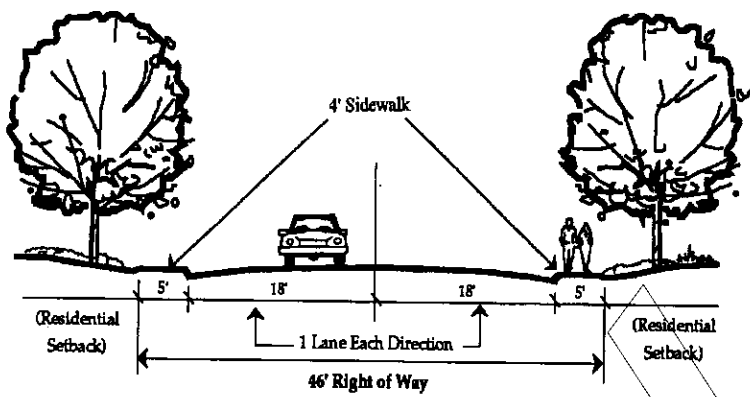


FIGURE 33C
LOCAL RESIDENTIAL CUL-DE-SAC STREET – 43' R.O.W.
WITH NO SIDEWALKS

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NOTE: Local Residential Street with 46' R.O.W. to be used where Density AND/OR ADT is not met as required for Local Residential Street with 43' R.O.W.

FIGURE 34
LOCAL RESIDENTIAL STREET - 46' R.O.W.

7.4 Private Interior Local Neighborhood Roadway Designs - Cluster Developments

The following table and illustrations (figures 35 and 36) outlines the specific standards established for Cluster Development private interior local neighborhood roadway designs throughout the PUD.

TABLE 6
PRIVATE INTERIOR LOCAL NEIGHBORHOOD ROADWAY DESIGNS - CLUSTER

<u>TYPE</u>	<u>DIMENSIONS</u>	<u>CONDITION</u>
Collector	31 - 35' ROW	<ul style="list-style-type: none"> • ADT up to 4,000 • 31' R.O.W. may be used in location where off-street path substitutes for a sidewalk • Curves shall be separated by a tangent of not less than 50' • No on street parking permitted
Local	31 - 35' ROW	<ul style="list-style-type: none"> • 31' R.O.W. may be used in location where off-street path substitutes for a sidewalk • Curves shall be separated by a tangent of not less than 50' • No on street parking permitted
Project Entrance	70' - 100' R.O.W	<p>Major or Secondary Entrances (see figure 36)</p> <ul style="list-style-type: none"> • Travel Lane dimension is from centerline to back of curb • Rolled curb and gutter • Sidewalk on one or two sides • No on-street parking

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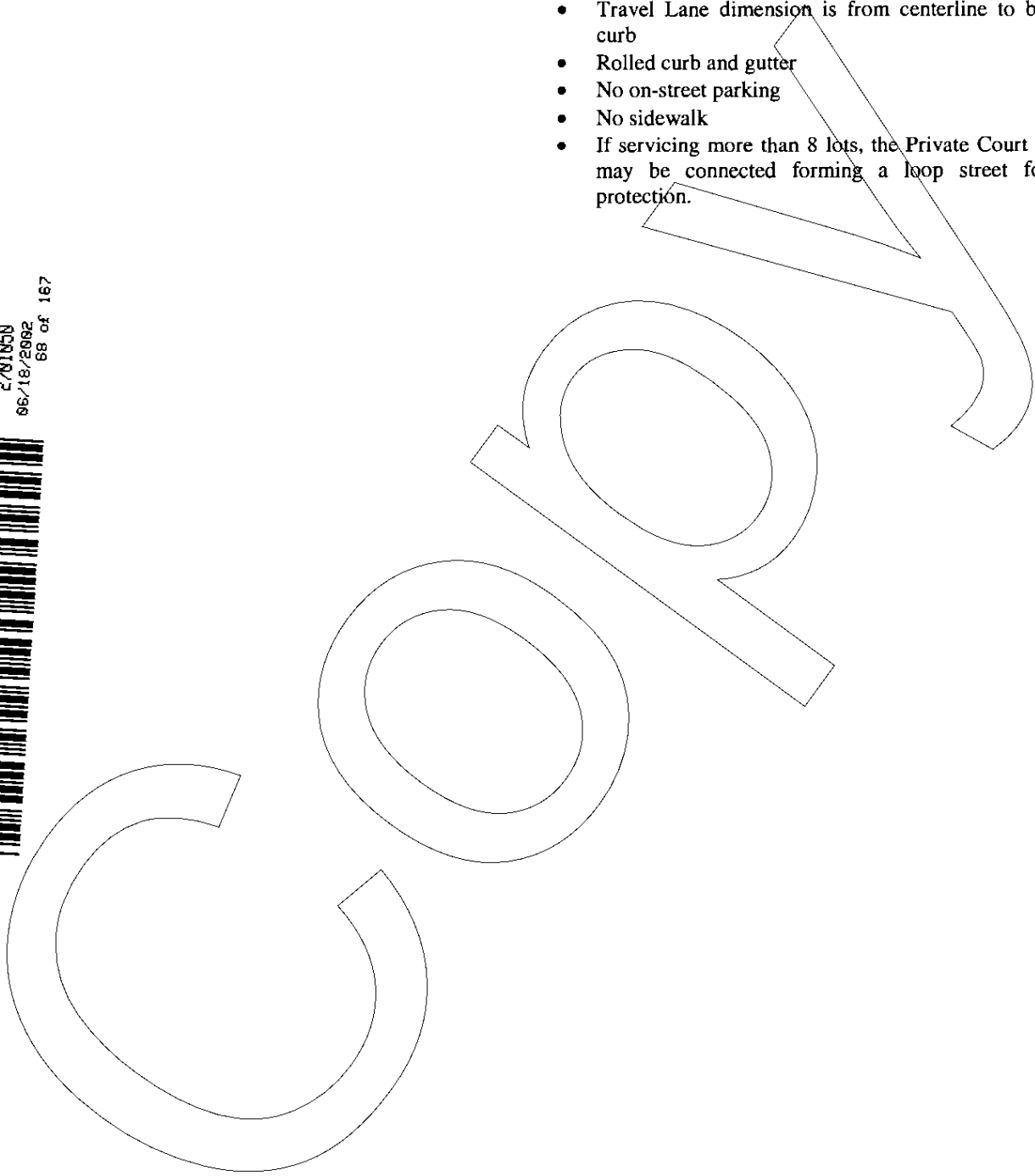


Landscape
Easement

- | | | |
|-----------------------|-----------|--------------------------|
| • Major Project Entry | 15' - 25' | • Not including sidewalk |
| • Minor Project Entry | 10' - 20' | • Not including sidewalk |

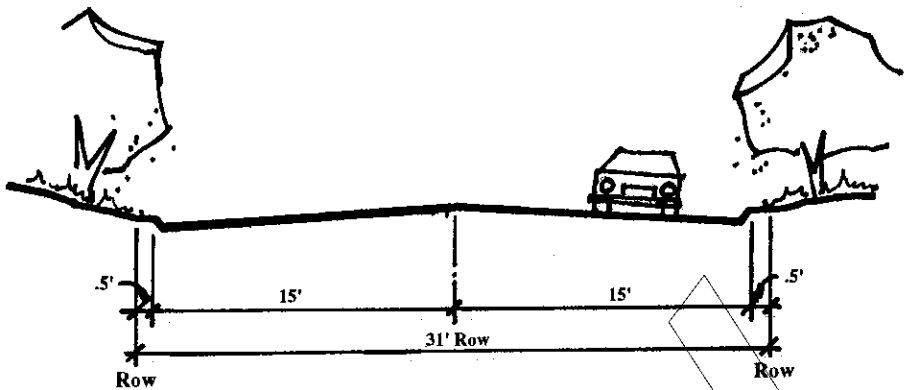
- Court Entrance 22' - 24' R.O.W. Private Court (*see figure 36*)
- Travel Lane dimension is from centerline to back of curb
 - Rolled curb and gutter
 - No on-street parking
 - No sidewalk
 - If servicing more than 8 lots, the Private Court Streets may be connected forming a loop street for fire protection.

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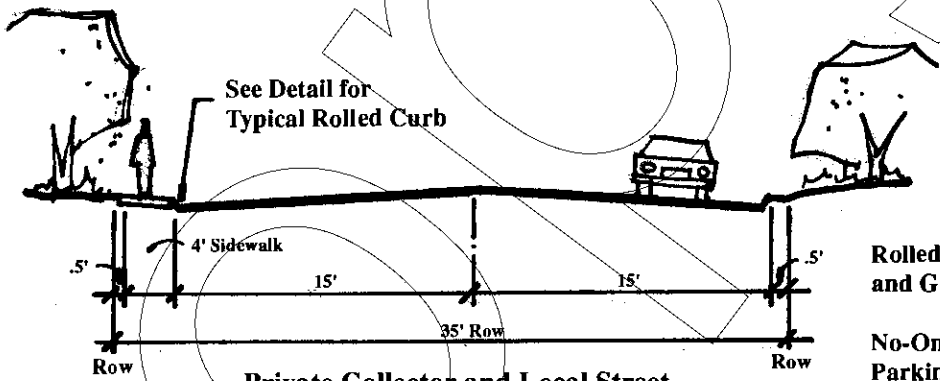
Roundabouts may be used at street intersections



Private Local Street - 31' Row *

Rolled Curb and Gutter
No On-Street Parking
No Sidewalk

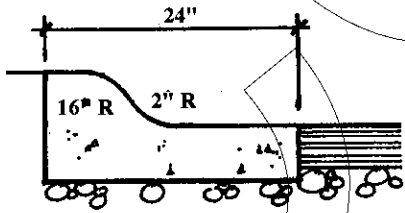
* May be Used in Locations Where an Off-Street Path System Substitutes for a Sidewalk.



See Detail for Typical Rolled Curb

Rolled Curb and Gutter
No-On Street Parking

Private Collector and Local Street
35' Row



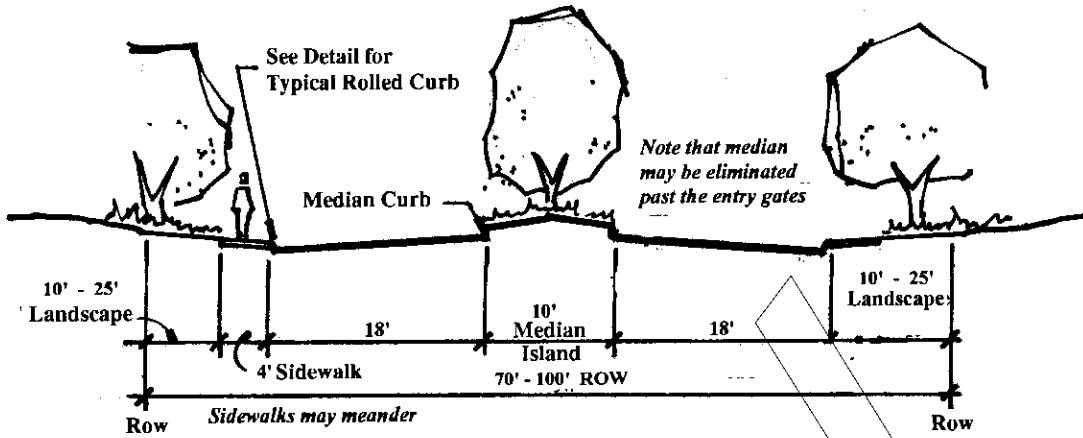
Typical Rolled Curb

Note: Travel Lane Dimension is from Center Line to Back of Curb

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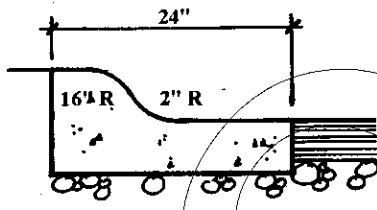
FIGURE 35
PRIVATE LOCAL RESIDENTIAL STREET - 31 - 35' R.O.W.
CLUSTER DEVELOPMENT



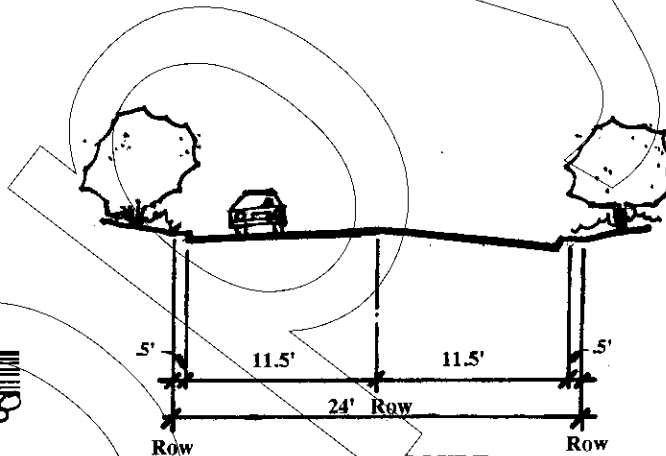
PRIVATE PROJECT MAIN ENTRANCE

Notes:

- TRAVEL LANE DIMENSION IS FROM CENTERLINE TO BACK OF CURB
- ROLLED CURB AND GUTTER
- SIDEWALK ON ONE OR TWO SIDES
- NO ON-STREET PARKING
- MAJOR ENTRY
Landscape Easement 15' - 25' wide
- SECONDARY ENTRY
Landscape Easement 10' - 20' wide



TYPICAL ROLLED CURB



PRIVATE COURT

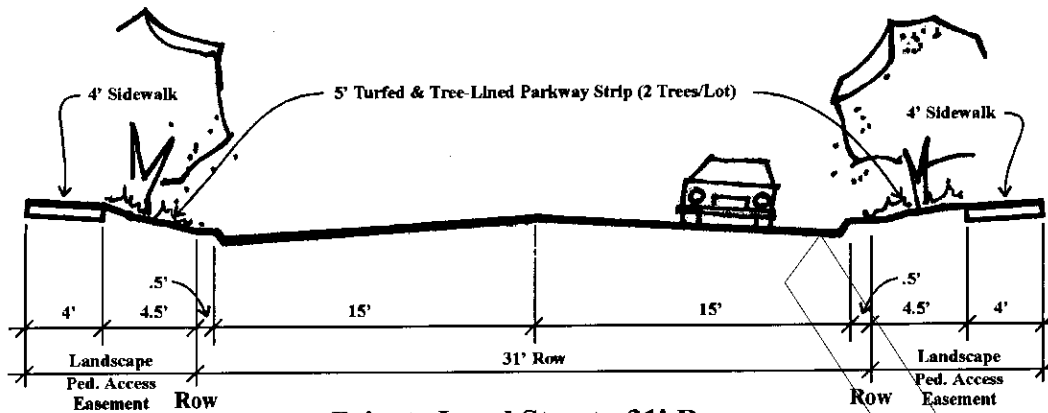
Notes:

- TRAVEL LANE DIMENSION IS FROM CENTERLINE TO BACK OF CURB
- ROLLED CURB AND GUTTER
- NO ON-STREET PARKING
- NO SIDEWALK
- IF SERVING MORE THAN 8 LOTS, THE PRIVATE COURT STREETS MAY BE CONNECTED FORMING A LOOP STREET FOR FIRE PROTECTION

FIGURE 36
PRIVATE PROJECT ENTRANCE AND COURT ENTRANCE
CLUSTER DEVELOPMENT

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Private Local Street - 31' Row

NOTE: Travel lane dimension is from center line to back of curb

- Rolled Curb and Gutter
- No On-Street Parking
- Sidewalk Both Sides
- Parkway Landscape Strip



**FIGURE 37
PRIVATE LOCAL RESIDENTIAL STREET - 31' R.O.W.
COMMONS & OPEN SPACE TRAIL LINK
RETIREMENT COMMUNITY DEVELOPMENT**

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7.5 Landscaping Design And Installation Requirements

Front Yard Landscaping Requirements

Parcel Developers will be responsible to install at the time of home construction front yard landscaping on all residences. This landscaping shall include boron tolerant plant materials when available and shall consist of turf, a reasonable abundance of shrubs and/or ground cover and a minimum of two 15 gallon street trees per residence with one additional 15 gallon street tree for all corner lots. In addition, all front yard landscaping shall provide acceptable irrigation designed to conserve water. Front yard landscape and irrigation plans must be submitted to the Master Developer for approval prior to application to the City of Reno for building permits. *See table 6 below.*

**TABLE 7
FRONT YARD MINIMUM LANDSCAPING REQUIREMENTS**

<u>PLANT MATERIALS</u>	<u>QUANTITY</u>	<u>PLANT SIZE</u>	<u>MIN. CALIPER SIZE</u>
Boron tolerant turf	Ample	NA	
Shrubs	12	5 gallon	
Ground cover or additional shrubs	6	5 gallon equivalent	
Street Trees for standard lot	2	15 gallon	1 1/2 "
Street Trees for corner lots	3	15 gallon	1 1/2 "

Other Landscaping Requirements

In addition to front yard landscaping, each Parcel Developer will be required to install landscaping at the entrance of their respective village, and will be responsible for all landscaping required along the open space within their parcel. While the HOA will be responsible to maintain all landscaping along the open spaces and at the village entrances, the Parcel Developer will be responsible to install such landscaping including the corresponding irrigation and drainage.

At the option of the Master Developer, any portion or all of the common area landscaping that will be maintained by the HOA may be designed and/or installed by the Master Developer with the Parcel Developer thereafter responsible for reimburse to the Master Developer for out of pocket expenses. In the event the Master Developer elects to design or install the common area landscaping on behalf of the Parcel Developer, that Parcel Developer will be required to reimburse the Master Developer for the cost of such design and/or installation.

The landscaping requirements for the open space areas and village entrances shall be consistent with the intent and design standards outlined throughout the PUD Design Guidelines. It shall be the requirement of the Master Developer to insure that all common area landscaping meets the integrity of the PUD design standards and is uniform throughout the PUD.

All attached housing communities shall have a minimum of 25% of the project area landscaped. City of Reno landscape requirements shall apply within the community.

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7.6 Fencing Design And Installation Requirements

Residence Fencing Requirements

All Parcel Developers will be required to install, at the time of home construction, full fencing enclosing the entire back yard for each residence. All fencing abutting or seen from the local streets will have a pre-defined design uniform to the PUD. This fence structure will be of wood, have a top cap and will be stained with an approved stain color enhancing the surrounding landscaping. In areas abutting the open space where the Parcel Developer is required to install open-style fencing or split rail fencing, such fencing will also be installed at the time of the home construction. ***The exact design standards, including materials for the residential fencing exposed to public view are outlined in detail in exhibit IV attached hereto.***

Perimeter Village Fencing

All Parcel Developers will be responsible to install the perimeter fencing surrounding their respective village. In situations where a boundary of a Parcel Developer's village runs along the back property line of residential homes within the contiguous village, thereby not seen by the public, the Parcel Developer's of each contiguous village will be responsible to coordinate and install a wood fence acceptable to both Parcel Developers. Should a dispute arise between these Developers with respect to the design and/or cost of such fencing, the Master Developer will dictate the fencing to be utilized. In situations where the Parcel Developer's village abuts South Meadows Parkway or Double R Boulevard, thereby requiring a masonry sound wall, such wall will be the responsibility and cost of the Master Developer.

At the option of the Master Developer, any portion or all of the common area fencing visible to the public may be installed by the Master Developer. In the event the Master Developer elects to install the common village fencing on behalf of a Parcel Developer, that Parcel Developer will be required to reimburse the Master Developer for the cost of such installation.

The fencing requirements for the Parcel Developer shall be consistent with the intent and design standards outlined throughout the PUD Design Guidelines. It shall be the requirement of the Master Developer to insure that all such fencing meets the integrity of the PUD design standards and is uniform throughout the PUD. ***The exact design standards, including materials for the village perimeter fencing exposed to public view are outlined in exhibit IV attached hereto.***

7.7 Residential Architectural Design Guidelines

Any Attached Housing Community abutting a Standard or Cluster Development shall be required to install a masonry wall or landscaping or berms or any combination. Open fencing may also be used along the entire length of the common property.

Roofing Materials.

All residential homes and Attached Housing within the PUD will be constructed with concrete tile, slate or other tile like roofing materials. No wood shake or asphalt style shingle roofing materials will be used within the PUD without the prior written approval of the Master Developer.

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Exterior Residential Siding Materials

All residential homes and Attached housing within the PUD will be constructed with a high quality of siding materials. Stucco, masonite siding, shiplap wood siding, rock, accents, stone accents, bulminite accents and brick are all acceptable siding materials. ***T-111 or other plywood style sidings are not acceptable.*** The master Developer will be responsible to maintain an acceptable sidings material list, which may change from time to time as determined by the Master Developer. Any variances from the establish siding materials list must be approved in writing by the Master Developer.

Architectural Design Review And Approval

To maintain the quality and integrity of the PUD, the Master Developer has established a requirement that all Parcel Developer's submit plans and elevations of their proposed residential homes to the HOA's Architectural Review Committee (initially the Master Developer). Each Parcel Developer not associated with the Master Developer will be required to submit for architectural review (i) residential floor plans; (ii) elevations (front, side and rear); (iii) exterior siding materials list and color palette; (iv) fencing plans; (v) front yard landscape plans or illustrations; and (vi) common area landscaping plans within the Parcel Developer's village. Where the Parcel Developer plans to develop their village in phases or blocks of homes, there must also be submitted a plot plan showing the street view of the housing masses designed for their respective village.

The Architectural Review Committee (initially the Master Developer) will have up to 15 working days, unless otherwise agreed, from full submission by the Parcel Developer, to either approve in writing the design of the residential homes or to notify the Parcel Developer in writing of deficiencies in their submission or design.

7.8 Additional Restrictions For Cluster Developments

Elevation Variations

Every effort will be made to provide variety in the house street frontage elevation. No two identical elevations will be sited on adjacent lots.

Recreational Vehicles

Recreational vehicles, boats and trailers shall not be stored on individual lots or parked in the streets at any time, except for loading, unloading and occasional cleaning. This restriction shall be included with the disclosure statements at the time of sale of each house within the Cluster Development.

Accessory Structures

Accessory structures on lots (e.g.; storage sheds, etc.) are prohibited. This restriction does not apply to trellis patio covers approved by the architectural review committee that sit within the allowed rear and side yard set back requirements. This restriction shall be included with the disclosure statement at the time of sale of each house within the Cluster Development. In addition, any patio covers designed in a side yard set back must be noted on the tentative map.

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Garages

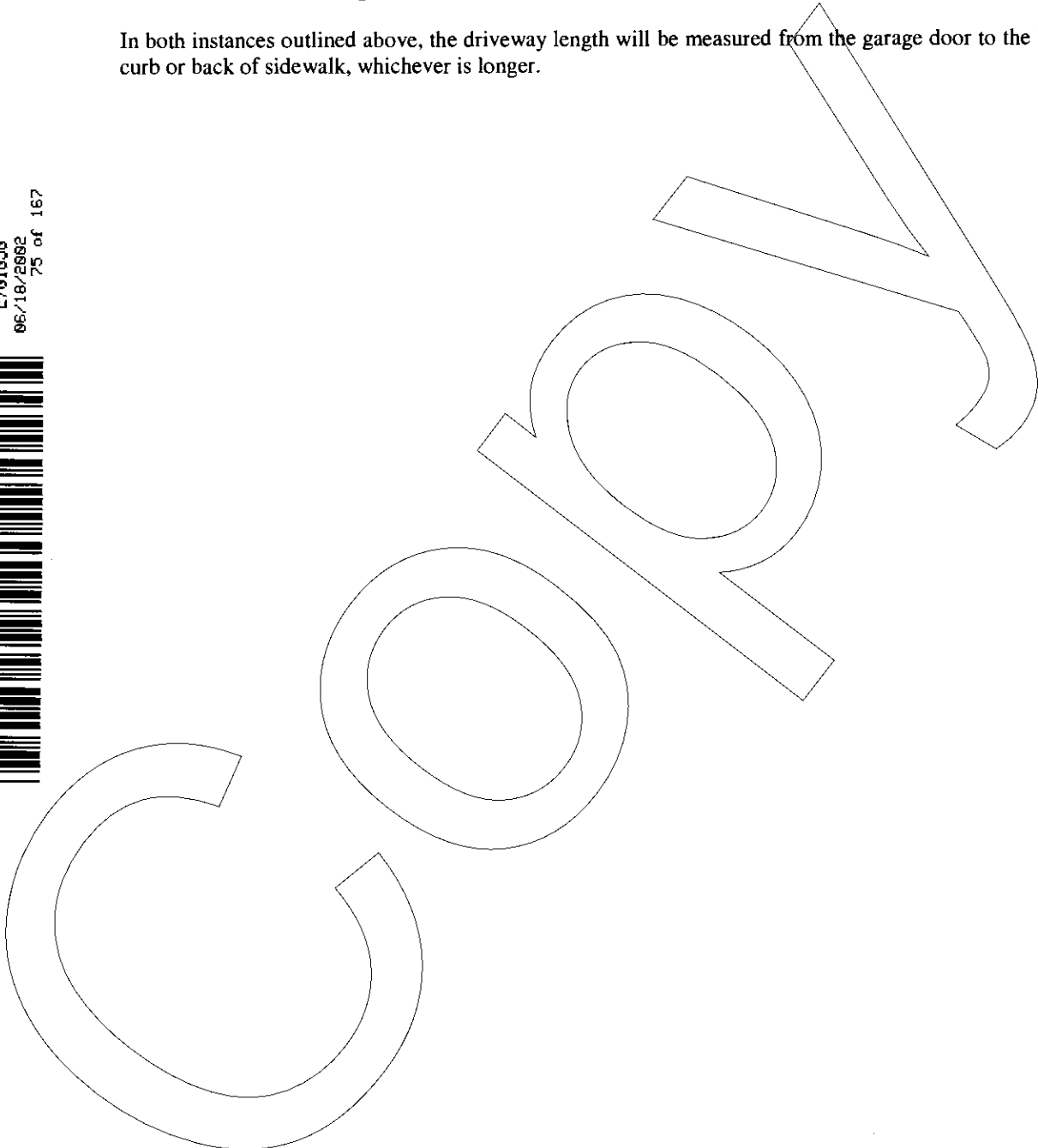
Garages shall not be converted into living space or used exclusively for storage. This restriction shall be included with the disclosure statement at the time of sale of each house within the Cluster Development.

Driveways

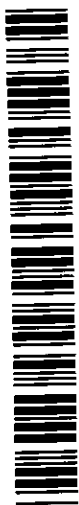
Driveways must be a minimum of 19 feet in length on lots facing a Private Local and/or Collector street within the Cluster Development. When driveways are accessible from court entrances and / or the court hammerhead, the court is viewed as an extension of the driveway. In these situations driveways must be a minimum of 18 feet in length.

In both instances outlined above, the driveway length will be measured from the garage door to the back of curb or back of sidewalk, whichever is longer.

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EXHIBIT

COPY



Office of the City Clerk

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

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

June 15, 1995

FILED THIS DATE

6/15/95
BY: *[Signature]*
CITY CLERK

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

RE: Case No. 66-92/File 15 (South Meadows/Double Diamond)

Dear Applicant:

At a regular meeting held June 13, 1995, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following, noting that the findings in NRS 278A.490 and 278A.500 could be made:

- A. A zoning map amendment from SFR-6 (Single Family Residential, under resolution of intent from LLR 2.5), to PUD (Planned Unit Development); and
- B. A tentative map to develop a 45 lot subdivision on ±770 acres located in southeast Reno, east of U.S. Highway I-580, north of Zolezzi Lane, and south of the future extension of South Meadows Parkway, 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 shall prevail.

Engineering:

2. Comply with all applicable conditions contained in the Clerk's letter for Case No. 66-92/F10, F11. Attach said conditions to all submissions; label those which have been completed previously and highlight those which are addressed with the current submission cross referencing

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3. All comment items as described in the memo from Bob Gottsacker to Laura Tuttle dated April 25, 1995, shall be addressed to the satisfaction of staff.
4. Prior to approval of a subsequent tentative map for any of the large parcels, those parcels shall have been approved by final maps with appropriate security and bonding for off-site and adjacent improvements necessary for development of that tract and all others that depend on it. There shall be no half street construction permitted.
5. Park and school sites shall be conveyed with adjacent streets, utilities and drainage complete and the site ready for development. Gerrymandering streets to avoid such development shall not be permitted by staff.
6. Prior to approval of any final map; (1) design and obtain documented approval from all relevant agencies and City departments; and (2) secure and bond all construction.
7. Offer for dedication to city or appropriate entity all off-site rights-of-way and easements necessary for construction of all off-site improvements related to each final map of this tentative as required by City staff.
8. All construction plan submission shall conform to the recommendations and requirements of the following studies and reports as approved as well as any subsequently additionally created for construction; if conflicts exist between any Council condition and the developers' submissions, the MOST RESTRICTIVE SHALL APPLY:
 - a. Kleinfelder preliminary soils report.
 - b. Huffman Assoc. 404 permit submission.
 - c. Nimbus flood control plan.
 - d. Capital Realty Advisor tentative map and PUD package submission as finally modified and approved.
 - e. All FEMA requirements existing or as modified by CLOMR prepared by Nimbus Engineering when approved.
 - f. Any other studies, maps, submissions or agreements submitted.
 - g. Terms of master homeowners documents.

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- h. Sanitary sewer report prepared by Reno Engineering Corporation and CFA.
 - i. April 18, 1995, letter from CFA.
 - j. April 11, 1995, memo from Kreg Rowe to Sam Chacon.
9. No building permit may be issued for construction of any home without:
- a. Operable fire hydrant and water pressure.
 - b. Completed street with curb, gutter and final pavement to the lot.
 - c. Substantial completion of South Meadows Parkway and any minor arterial or collector necessary to serve the home including walkways and landscaping so the street is not blocked by construction vehicles or materials.
 - d. Secondary access to satisfaction of Fire Department.
 - e. All other utilities extended to the subdivision.
 - f. Complete functional construction of channel and berms for flood protection and disposition of on-site flows off-site.
 - g. If master developer installed all improvements they're responsible for, then any final map would be treated like any other final map for building permit purposes.
10. Prior to the approval of any final map (for each unit), the applicant shall provide plans for the disposition of the 100-year storm waters from the site to either a major drainage facility or a public drainage facility, including any necessary easements. To provide for overall design coordination, prior to the approval of any final map for the Double Diamond Ranch Residential Development, the Master Developer shall submit a detailed hydrology/hydraulics report. The report will include hydraulic grade lines of all major channels, invert elevations of all culvert crossings, locations of all catch basins, and invert elevations of storm drain lines to the proposed major open channels. The hydraulic grade lines shall be calculated for the 5-year and 100-year frequencies. Also, at this time, the method for handling

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the required detention shall be determined and a detailed analysis of the detention requirements shall be completed.

11. Prior to the issuance of any certificate of occupancy, the applicant shall paint the curb red and place identification markers at all fire hydrant locations, to the approval of the Fire Chief.
12. 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".
13. Construction plans, specifications and implementation (methods) of construction shall conform to the preliminary geotechnical investigation prepared by Kleinfelder Engineers or a final report as modified by Kleinfelder and approved by the Community Development Department Engineering Division. Construction of off-site improvements may be further restricted by other reports as well.
14. Prior to beginning any other on-site construction, any and all protective measures for construction along the adjacent wetland shall be in place and functional. These controls may be specified but not limited to City approved construction plans, Corps of Engineers 404 permit, NDPES permit, and Washoe County District Health Department Permit no matter whether the permits were issued to the Master Developer or the User Developer.
15. Because of Condition #9, bonding for off-site improvements need only be by one developer, either the Master Developer or the User Developer at their choice.
16. Master homeowner agreement or agreement with an owner's association shall include maintenance of all drainage channels including 404 permit mitigation. This includes the major channels such as the Lumberjack and Browns Creeks.
17. According to Nimbus Engineers, it is anticipated that a CLOMR will be issued within the next two weeks. Approval of the CLOMR is a condition of the purchase of the property. The finished floor elevations will be set in

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accordance with the City's floodplain regulations and based upon the elevations developed for the approval of the CLOMR.

18. Per FEMA regulations, the floor/dirt elevation of the crawl space of all homes is considered a basement and shall be elevated 1' above the 100 year flood elevation and be provided with positive drainage.

Traffic:

19. No street internal to this PUD shall receive reimbursement from Street Impact Fees.
20. South Meadows Parkway and that portion of Wilbur May which will not be constructed with exactions, shall be added to the list of streets subject to reimbursement from street impact fees to permit reimbursement to the Master Developer of South Meadows.
21. When warranted by projected volumes, install appropriate traffic control devices at the intersections of Diamond Parkway and Cullinan Boulevard with those collector and arterial streets (Carat Avenue, South Meadows Parkway, and Wilbur May Parkway) within and at the boundary of the subdivision.
22. Prior to performing any work in the State right-of-way, obtain an occupancy permit from the Nevada Department of Transportation. Please contact Ms. Nancy Dericco at 688-1250 for more information regarding the occupancy permit.
23. The Nevada Department of Transportation requires the use of only legal, permitted accesses onto State roadways. A change or an increase in the function of this property served by an existing access or street may require a new right-of-way occupancy permit application and approval.
24. Prior to any subsequent subdivision, submit an updated, detailed, and complete Traffic Analysis for the complete "buildout" of this proposed development to NDOT. This Traffic Analysis shall include all impacts to State facilities. Clarification for South Meadows Phase III development for NDOT review/analysis is required for the complete project development.
25. Provisions for 4,500 square foot lots is not an entitlement but is one design option to achieve the 3000 units on 770 acres.

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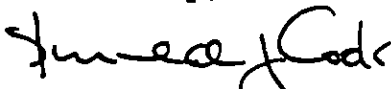


South Meadows Properties
Case No. 66-92/File 15 (South Meadows/Double Diamond)
June 15, 1995
Page 6

26. Meet the requirements of the Health Department as outlined in their letter of April 5, 1995.
27. Prior to the approval of any subsequent tentative map, the fire agreement shall be fully executed and in effect, and the necessary escrow account established.
28. The applicant shall record the final map in six" (6) phases and in accordance with the time limits contained in State law, or this approval shall be null and void.

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

Sincerely,

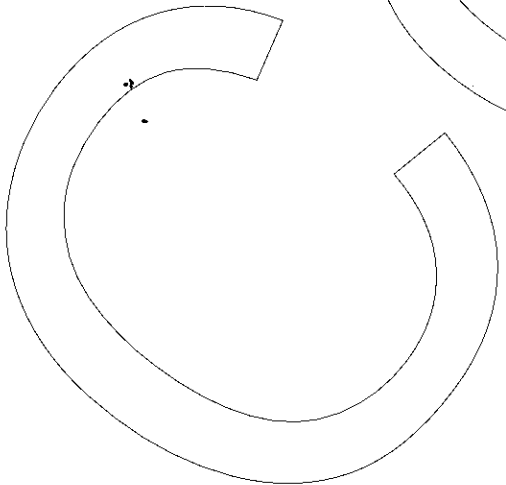
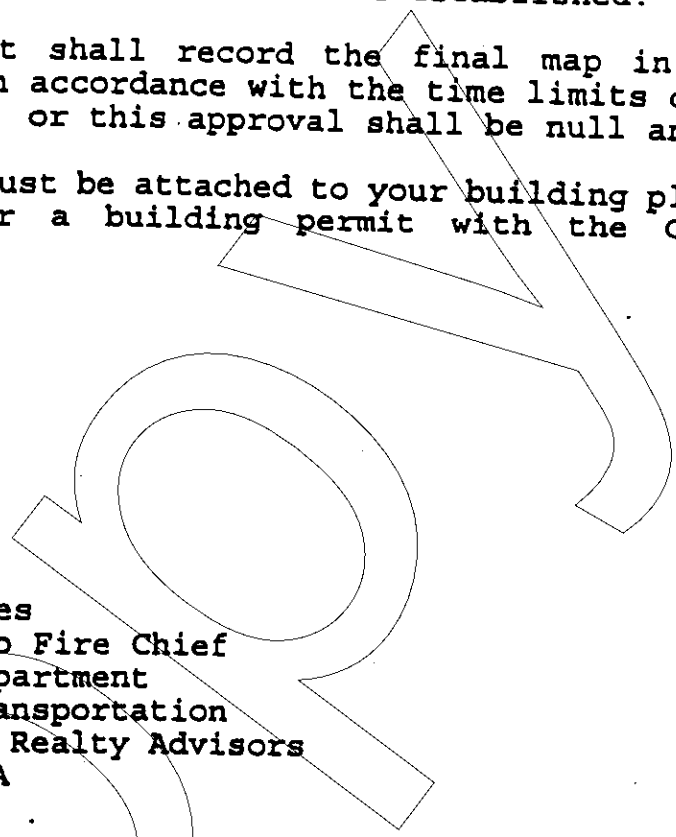


Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Marty Richard, Reno Fire Chief
District Health Department
Nevada Dept. of Transportation
Kreg Rowe, Capital Realty Advisors
Steve Williams, CFA

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EXHIBIT II

COPY



RECEIVED

JAN 24 1994

CFA

102 - City of Reno
COPY

OFFICE OF THE CITY CLERK
Donald J. Cook
City Clerk

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

RECEIVED

JAN 24 1995

CFA

Wade

FILED THIS DATE

1/23/95

BY: *[Signature]*
CITY CLERK

January 23, 1995

South Meadows Properties
Don Roger Norman, et al.
14325 Quiet Meadow Dr.
Reno, NV 89511

RE: Case No. 66-92/File 10 and 11 (South Meadows/Phase III)

Dear Applicant:

At a regular meeting held January 10, 1995, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for a project of regional significance as follows:

- A. Annexation of a 1,798 acre site located east of Moana Lane Extension, south of the Huffaker Hills, and north of Zolezzi Lane, by ordinance;
- B. A Master Plan amendment by resolution, subject to a finding of conformity by the Regional Planning Commission, to revise the existing mixed use project to Warehouse/Manufacturing (± 430 acres), Community Commercial (± 37 acres), Parks/Open Space (± 390 acres), Single Family (± 820 acres), Multi-Residential (± 120 acres); acreages may change with final wetlands delineation;
- C. A zoning map amendment from unincorporated to Planned Unit Development (± 467 acres), by ordinance, to be effective upon complying with conditions 60 and 61 listed below and upon a finding of conformity of the Master Plan Amendment by the Regional Planning Commission; and
- D. A zoning map amendment, by Resolution of Intent, from unincorporated to Public Facility (± 390 acres), Single Family Residential ($\pm 6,000$ square foot lots - ± 820 acres), and Multi-Family (21 units/acre on ± 120 acres), 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 shall prevail.

Engineering - Traffic

2. Prior to the issuance of any permit for property served by a planned roadway, the applicant shall offer for dedication the required right-of-way for that roadway per the project traffic study approved by the City of Reno.
3. Prior to the issuance of any certificate of occupancy north of South Meadows Parkway in the "Employment and Distribution" area or the completion of the IGT campus, the applicant shall construct one half of Wilbur May Parkway to arterial standards, as depicted in the PUD handbook, from South Meadows Parkway to the northern boundary of Phase III. The other one half of Wilbur May Parkway, north of South Meadows Parkway will be constructed by the applicant, either at a point in time when traffic demands generated by the project warrant its construction or when one half of the Phase III Employment and Distribution area is developed, whichever comes first. Prior to approval of any building permit for any building that necessitates the construction of the second half of Wilbur May Parkway north of the South Meadows Parkway, the applicant shall provide the City with acceptable financial instruments guaranteeing the completion of its construction within two years.
4. Prior to the issuance of any certificate of occupancy south of the South Meadows Parkway for any development that has its primary access to Wilbur May Parkway, one half of Wilbur May Parkway shall be constructed by the applicant to arterial street standards, as depicted in the PUD handbook. The other one half of Wilbur May Parkway, south of South Meadows Parkway will be constructed by the applicant, either at a point in time when traffic demands generated by the project warrant its construction or when one half of the "Residential 3-7 Unit Per Acre" area of the project is completed (i.e., 1,500 dwelling units). Prior to Council approval of any final map for any subdivision that creates the 1500th lot that has its primary access to Wilbur May Parkway, the applicant shall provide the City with acceptable financial instruments guaranteeing the completion of the



South Meadows Properties
Case No. 66-92/File 10 and 11 (South Meadows/Phase III)
January 23, 1995
Page 3

construction of the second one half of Wilbur May Parkway south of South Meadows Parkway within two years.

5. Prior to the issuance of any certificate of occupancy for any project adjacent to or requiring access from South Meadows Parkway, South Meadows Parkway to the easterly most point of that individual project subject to a final map or building permit, or more if deemed necessary by staff, the applicant shall construct full street improvements to South Meadows Parkway, a collector, adjacent to this property.
6. Prior to the issuance of any certificate of occupancy, the applicant shall construct a permanent emergency access to this development. Location to be to the satisfaction of the Fire Chief and the City Engineer.
7. Prior to approval of any building permit for the PUD at the corner of Zolezzi Lane and Wilbur May Parkway, the applicant shall provide security in compliance with R.M.C. 18.02.080(c) for abutting streets required for development per the approved traffic study. Construct full width improvements to Wilbur May Parkway for that section required and construct a minimum of half street improvements to Zolezzi Lane abutting the PUD or full width if required per the approved traffic study.
8. The South Meadows Parkway/Wilbur May Parkway intersection shall be constructed with the following intersection configuration. The west approach contains two left turn lanes, two through lanes and a shared through right turn lane. The east approach contains one left turn lane, three through lanes and an exclusive right turn lane. The north approach contains one left turn lane, two through lanes and an exclusive right turn lane. The south approach contains two left turn lanes, two through lanes and an exclusive right turn lane. Corner islands are recommended on all four quadrants of the intersection.
9. The South Meadows Parkway/Prototype Drive intersection shall be constructed with the following intersection configuration. The west approach contains one left turn lane and two through lanes. The east approach contains one through lane and one shared through-right turn lane. The north approach contains one left turn lane and one right turn lane. It is anticipated that this will be a tee intersection.



South Meadows Properties

Case No. 66-92/File 10 and 11 (South Meadows/Phase III)

January 23, 1995

Page 4

10. The Wilbur May Parkway/Prototype Drive intersection shall be constructed with the following intersection configuration. The west approach contains one left turn lanes, one through lane and an exclusive right turn lane. The east approach contains two left turn lanes, one through lane and an exclusive right turn lane. The north approach contains two left turn lanes, two through lanes and an exclusive right turn lane. The south approach contains one left turn lane, two through lanes and an exclusive right turn lane.
11. The Wilbur May Parkway/Retirement Community Access road intersection shall be constructed with the following intersection configuration. The east approach contains one left turn lane and one right turn lane. The north approach contains one left turn lane, and two through lanes. The south approach contains two through lanes and an exclusive right turn lane.
12. South Meadows Parkway shall be a six lane roadway adjacent to I-580 extending east beyond Wilbur May Parkway where it necks down to a four lane roadway. Roadway improvements will generally include a raised median, paved travel lanes with curb, gutter and sidewalk.
13. Wilbur May Parkway shall be a minimum four lane roadway adjacent to the South Meadows Phase III site. Roadway improvements will generally include a raised median, paved travel lanes with curb, gutter and sidewalk. A wider roadway might be required based on traffic or RTC requirements.
14. Prototype Drive shall be a two lane roadway west of Wilbur May Parkway and a four lane roadway for a distance east of Wilbur May Parkway, as it approaches to Wilbur May Parkway and South Meadows Parkway, and may then taper down to a two lane roadway consistent with traffic volumes. Roadway improvements will generally include a raised median on the four lane sections with paved travel lanes and curb, gutter and sidewalk.
15. The Retirement Community Access Road shall be a four lane roadway for a distance east of Wilbur May Parkway, as it approaches to Wilbur May Parkway and South Meadows Parkway, and may then taper down to a two lane roadway. Roadway improvements will generally include a raised median on the four lane sections with paved travel lanes and curb, gutter and sidewalk.



16. When warranted by projected volumes, install traffic signals at the South Meadows Parkway intersections of Gateway Drive, Wilbur May Parkway, a common shopping center driveway, and Prototype Drive.
17. When warranted by projected volumes, install traffic signals at the Wilbur May Parkway intersections of Prototype Drive, one access serving the employment land use, a second shared location serving the employment and shopping center land uses, South Meadows Parkway an access serving the commercial area south of South Meadows Parkway and Zolezzi Lane.
18. The Retirement Community Access Road shall intersect Wilbur May Parkway a minimum of 850 feet north of Zolezzi Lane.
19. Median openings serving the apartments, shopping center, office and warehouse land uses shall be spaced a minimum of 600 feet apart to ensure adequate median left turn storage.
20. Within Planning Units J, K, L, M and N of the PUD total development shall not be permitted that exceeds 38,845 daily vehicle trips without further review of traffic impacts. With each building permit application, a cumulative listing of development type, location, square footage, number of employees, and estimated vehicle trip generation shall be submitted to the Community Development Department. Should the applicant seek to develop uses in excess of 38,845 daily vehicle trips, additional street improvements over and above those proposed by the applicant may be necessary. The applicant shall provide additional traffic analysis (which shall include suggested additional improvements to the street network if necessary to mitigate potential traffic problems) to the City Engineer for review and approval before any additional construction can be commenced. Any agreed upon improvements shall be installed in conjunction with the traffic generating uses or their construction financially secured to the City's satisfaction in the event of extenuating circumstances beyond the control of the applicant.
21. Prior to the issuance of a certificate of occupancy, the applicant shall dedicate right-of-way, and provide and install bus turnouts, signage, shelters and benches, as needed, at location required by the Regional Transportation Commission to the satisfaction of the



South Meadows Properties

Case No. 66-92/File 10 and 11 (South Meadows/Phase III)

January 23, 1995

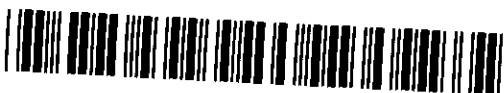
Page 6

Community Development Department. Improvements shall comply with the Americans With Disabilities Act, 1991.

22. Prior to the issuance of a certificate of occupancy for each employment use having 500 or more employees, the applicant shall submit plans outlining an Employee Trip Reduction (ETR) program including a provision for an ETR coordinator to the satisfaction of the Community Development Department. Such program shall be implemented and continuously maintained.
23. Prior to the issuance of each building permit, site access, circulation, parking, loading, traffic device location and design shall be subject to the approval of the Community Development Department.
24. Prior to the issuance of each building permit, the applicant shall have plans for bicycle and pedestrian facilities that connect the site with all adjacent properties in an orderly fashion approved by the Community Development Department.
25. Prior to the issuance of each building permit, the applicant shall submit street lighting plans for adjacent streets, and shall install the street lighting prior to issuance of a certificate of occupancy.
26. Prior to the issuance of any certificate of occupancy, the applicant shall execute an agreement acceptable to the City to provide for the continuing maintenance of landscaped areas within the rights-of-way.
27. At such time as the residential parcels are subdivided, if all or a portion of the Tahoe-Pyramid Link alignment is determined to be on the South Meadows III property, a 60 foot wide strip of land shall be reserved for right-of-way acquisition to the satisfaction of the Community Development Department staff. The Regional Transportation Commission shall have two years to enter into an option to purchase the right-of-way, and five years from the date of City Council approval in which to exercise the purchase option.

Engineering - Drainage

28. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5-year frequency storm and piping to an adequate public storm drain system and



for the disposition of the 100 year storm. The drainage plan shall specifically address the potential of utility trenches intercepting or conveying poor quality groundwater.

29. Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed elevations of the lowest floor beams as shown on the plans are in compliance with RMC Chapter 12.24 "Flood Hazard Ordinance." Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed elevation of the finished floor as shown on the plans is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed flood proofing as shown on the plans is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to underfloor inspection, the applicant shall submit to the Community Development Department, verification that the elevations of the lowest floor beams as constructed are in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to slab or underfloor inspection, the applicant shall submit to the Community Development Department, verification that the elevation of the finished floor as constructed is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to certificate of occupancy, the applicant shall submit to the Community Development Department, verification that flood proofing as constructed is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance."
30. Prior to approval of any final map, residential tentative map or special use permit, the applicant shall submit a sewerage report to the approval of the City Engineer. The report shall lay out the overall plan for sewer service to all portions of the property including the need for off-site easements and construction. Proposed lift stations will require an economic analysis to justify their use and installation.
31. Prior to the issuance of any building permit not covered by 29 above, the applicant shall submit a sewerage report to the approval of the City Engineer. This report will determine need for off-site easements and construction.



32. Prior to the approval of any building permit, the applicant shall pay to the City of Reno, the required pro-rata share for the Longley Interceptor, in the amount of (\$7.29) (\$31.09) (\$197.16) per (dwelling unit) (acre for office development) (acre for commercial development). This shall apply only if the Longley Lane Interceptor is used.
33. Prior to approval of any final map, special use permit or tentative map, the applicant shall provide plans for the disposition of the 100-year storm waters from the site to either a major drainage facility or a public drainage facility, including any necessary easements. This condition further requires submittal of, phasing and bonding for, an overall storm drainage facility design to accommodate required on and off-site improvements as they relate to individual portions of the property outside of tentative map areas or special use permits. Any downstream problems created by additional storm water runoff and changes in conveyance from the site shall be addressed in detail and mitigated.
34. Prior to any certificate of occupancy, the applicant shall construct the necessary portion of the drainage/flood control system as determined by staff.

Engineering - Other

35. All on-site private improvements shall be certified to the Community Development Department.
36. Prior to the issuance of each 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.
37. Prior to the issuance of each building permit, the applicant shall have improvement drawings for all required public improvements approved by the City Engineer.
38. Prior to the issuance of each building permit, the applicant shall provide an improvement agreement and security or other approved security for public improvements in compliance with R.M.C. 18.08.080(c).



39. Prior to the issuance of each certificate of occupancy, the applicant shall construct to City standards, and have verified by the Engineer of Record, all required public improvements.
40. Prior to the issuance of each permit for the applicable section of the development, 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".
41. All residential subdivisions shall be by means of tentative and final maps, and PUD subdivisions shall be by means of final maps (e.g., parcel maps or records of survey). The PUD final plan is not a final map. Once a large final map is created for the PUD for commercial and industrial use having the street network shown, and bonded, which will provide access to further parcels, further parcels internal to that area shall be by means of records of surveys reviewed and signed by the Community Development Department for parcels less than 7.5 acres and by means of parcel maps for parcels over 7.5 acres. Parcel map processing fees shall be charged for both the record of survey and the parcel maps.
42. Prior to Council approval of each final map, the applicant shall secure and bond all approved plans for off-site construction.
43. Prior to Council approval of each final map, the applicant shall obtain any permits required for off-site construction from other agencies (such as the County).
44. Prior to Council approval of each final map, the applicant shall obtain and record any easements for off-site improvements or construction required for that phase of mapping.

Soils Conditions

45. Prior to issuance of any improvement permit and/or building permit as applicable, verify whether the sanitary sewer manholes need to be designed to withstand hydrostatic uplift.
46. Prior to issuance of each building permit, submit a site specific liquefaction potential analysis.



47. Prior to issuance of each grading, improvement or building permit, submit a site specific soils, foundation report which addresses:
- need for dewatering of utility trenches and disposal of groundwater
 - disposal of overexcavated material
 - native location of imported fill
 - travel routes for construction vehicles that avoids area of high groundwater

Boron Conditions

48. Prior to issuance of each building permit (non-residential), special use permit or approval of any final map, submit a Boron Management Plan, complete with plant selection and plant source information.

Fire

49. Prior to submittal of a tentative map or special use permit, for residential development, enter into an agreement with the City as described in attachment 1, and contribute \$175 per residential unit until \$750,000 has been deposited.
50. Submit a letter of intent to serve from an approved water provider with each building permit in the PUD portion, or tentative map or special use permit application.
51. Prior to the issuance of each certificate of occupancy for the applicable section of the development, the applicant shall paint the curb red and place identification markers at all fire hydrant locations, to the approval of the Fire Chief.
52. All fire access roadways and fire hydrants shall be in service prior to any construction framing or storage of combustible on-site, pursuant to the approval of the Reno Fire Department.

Parks/Open Space

53. Within one year of City Council approval, or prior to approval of any residential subdivision map or special use permit, submit an Open Space Program identifying the



affected property, proposed use and development, trails maintenance, and City park areas.

54. Phased with development to the satisfaction of Community Development Department staff, dedicate three neighborhood and one community park totaling 38 acres to the City of Reno.

Wetlands

55. Prior to acceptance of a tentative map, special use permit application, or building permit, the applicant shall submit either:

- 1) a letter from a wetlands consultant indicating that the development will not encroach upon delineated or disputed wetlands; or
- 2) the applicant shall agree to obtain a 404 Permit prior to issuance of building permits or recordation of final maps (exclusive of the PUD "final plan" map).

Schools:

56. Three elementary school sites and one middle school site, of a size and at locations acceptable to the School District and City of Reno shall be provided by the applicant. Each site/ parcel must be provided with legal access. Applicant shall negotiate in good faith with the School District for a formal agreement on school site purchases before recordation of any final map. If a formal agreement is not reached in a timely manner, the applicant shall agree to binding arbitration at its sole cost and expense pursuant to the rules of the American Arbitration Association to resolve any dispute raised by the School District.

57. The cost of each school site shall be determined by a fair market value appraisal or by the eminent domain process or as otherwise agreed by the school district and the applicant.

Airports

58. Prior to issuance of a building permit, the applicant shall grant, to the satisfaction of the Washoe County Airport Authority, an avigation easement of the entire property. Each building permit application shall be



accompanied by evidence that the owner has provided a formal disclosure notice relative to aircraft overflight and noise, acceptable to the Airport Authority.

59. Prior to approval of any special use permit, tentative map or building permit, the applicant shall submit a letter from the Washoe County Airport Authority stating whether any portion of the subject area is within the established 65 db Ldn noise contours of the Reno-Tahoe International Airport. If the property lies within such contours, the applicant shall provide a list to the Community Development Department, verified by an acoustical engineer, of construction methods to be utilized for noise attenuation to a maximum interior intermittent noise level of 45 dba ldn for residential and 50 db ldn for non-residential projects.

Timing

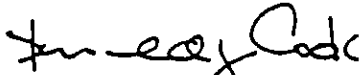
60. Within six months of City Council approval and prior to issuance of any building permit within the PUD, revise the Development Standards Handbook to reflect all applicable conditions and design standards as described in these conditions of approval.
61. To effectuate the PUD zoning, a final plan that encompasses the entire site and a final map (i.e., parcel map) for the first phase of Phase III will be recorded within 18 months of project approval. Should the plan not be recorded within 18 months, the Master Developer may request an extension of time as permitted by the City's time extension policy (Section 18.06.412). A final map for subsequent phases of the project shall be recorded at the discretion of the Master Developer so long as the last final map is recorded within 20 years of the date of project approval.
62. Should the applicant fail to receive City Council approval for a development application on an average of one approval for every two years, the approval of the zoning for any remaining undeveloped portions for which residential development applications have not been approved, shall be null and void.
63. Prior to the issuance of any building permit within 300 feet of the footprint of Alexander Lake, the Lake's owner shall be notified and provided with 30 days in which to submit comments to Community Development Department staff.



South Meadows Properties
Case No. 66-92/File 10 and 11 (South Meadows/Phase III)
January 23, 1995
Page 13

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

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Reno Fire Chief
Regional Transportation Commission
Washoe County School District
Washoe County Airport Authority
Alex Fittinghoff, CFA, Inc.

Attachment



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ATTACHMENT 1

FIRE PROTECTION

Fire Protection Conditions

1. With the approval of the first residential project on the site, the developer will set aside, at no cost to the City, a one acre fire station site in a location approved by the City. At the developer's expense, the site will be provided with all necessary utilities and infrastructure to property line. This contribution shall exempt the entire South Meadows Office and Industrial PUD from the fees provided below.
2. The developer will create an escrow account at a financial institution approved by the City for the construction of the South Meadows fire station. All principal and interest it generates will be earmarked exclusively for the design and construction of the fire station and its site-related and capital equipment needs (one pumper truck to City specification). Any draw down of the escrow account, or disbursement of funds will be subject to City approval.
3. For South Meadows III residential units, with the recordation of a final map for each residential subdivision, or in the case of multi-family projects prior to issuance of buildings permits, the developer shall contribute, One Hundred Seventy-Five Dollars (\$175) per dwelling unit for a total amount not to exceed \$750,000 towards construction of the fire station. Verification that the funds have been deposited shall be provided to the City.
4. The developer of South Meadows III will construct the fire station pursuant to City approval of timing, design, and pay for capital equipment needs and thereafter dedicate same to the City. The fire station will be similar in size and design to the Mira Loma station.
5. Station construction will commence not later than the point in time when a certificate of occupancy has been issued for the 2000th residential unit in South Meadows III.



BK 4783PGU237

MISSING
PART OF EXHIBIT
II
NEED ORIGINAL

ATTACHMENT 2

NRS 278A.490 AND 278A.500

FEB 7 1997

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

1. The plan is consistent with the legislative objectives of a planned unit development because it provides for necessary commercial and industrial facilities conveniently located to housing; it encourages a more efficient use of land, public services, or private services in lieu thereof; it reflects changes in the technology of land development so that resulting economies may be made available; and it insures that increased flexibility of substantive regulations over land development authorized in Chapter 278A will be administered in such a way as to encourage the disposition of proposals for land development without undue delay.
2. The departures from zoning regulations that would otherwise be applicable to the property are deemed to be in the public interest. The plan departs from traditional zoning regulations in the following areas: (a) The uses allowed in several different zoning districts have been combined, and, in some instances, uses that would have been permitted are instead prohibited; (b) architectural controls, landscaping, and signage requirements are more stringent than the standards required by the zoning ordinance, thereby, resulting in an aesthetically-pleasing project that will enhance the community's overall image and value; and (c) subsequent special use permits will not be required, thereby, encouraging the disposition of proposals for land development without undue delay. The drawings, specifications, and form of performance bond accompanying the final application shall be as normally required for an application for final approval.
3. The proposed PUD is 100% non-residential; therefore, this finding is not applicable.
4. The common open space encompasses ±120 acres, which is located in the Huffaker Hills and along Thomas Creek and the wetlands. It is probable that additional common open space will be identified as development proceeds, however, the purpose of the initial ±120 acres is to preserve the hills, creek and wetlands and make these areas accessible to the public for either active or passive use. The amount of open space shown, in conjunction with the pedestrian walkways and bicycle paths, which are located in public use easements or public right-of-way, is more than adequate for the non-residential area of this project. Maintenance and conservation of common open space will initially be the responsibility of the Master Developer and will eventually be transferred to the South

ATTACHMENT 2
PAGE 2

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

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



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ATTACHMENT 2
PAGE 3

which requires that any amendments to the final plan be approved by both the Reno Planning Commission and the City Council.

NRS 278A.510

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

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

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ATTACHMENT B

MASTER DEVELOPER RESPONSIBILITY

The Master Developer of South Meadows as a whole is providing:

1. An overall homeowner association for maintenance of many items. This needs to be clearly defined, especially for drainage.
2. Overall state and federal permits to allow construction to proceed.
3. Private utilities to the user site such as water lines, gas, electric, cable TV, etc.
4. Sanitary sewer lines to the user site.
5. Overall flood control.
6. Storm drains to the user site.
7. Streets to the user site.
8. Secondary access to the user site.
9. Overall pedestrian pathways and landscaping outside of the user site.
10. Traffic control devices at major intersections.
11. Control of unauthorized access to the project as a whole during development.
12. Both temporary and permanent storm water detention as necessary for mitigation of both the overall flood control design and the increased runoff from the user site.
13. Wetland protection and mitigation per the Corps of Engineers 404 permit.
14. Overall orderly coordination of development.
15. Compliance with school, park, and fire station agreements.

The Master Developer of the Capital Realty Advisors Double Diamond PUD is providing:

Capital Realty Advisors Corp. or its successor upon the acquisition of this property, will be the Master Developer of the Double Diamond Ranch Residential Planned Community As the Master

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Developer they intend to: (i) master plan and manage the entire residential (767 acres) community through development; (ii) complete all major collector roads and utilities (by phases); (iii) design and complete all open space areas, parks and bike trails (by phases); (iv) complete all major drainage facilities, sewer facilities and water lines supporting the individual large parcels; and (v) sell the majority of the large lot parcels to production home builders for the ultimate construction of single family homes within the individual 33 designed villages (subdivisions)

The Master Developer of the Double Diamond Ranch Residential Planned Community will provide:

1. A Master Association which will follow the CC&R's designed by the Master Developer and maintain the common areas of this entire residential planned unit development. This association will provide the landscape maintenance for all collector streets within the master plan and will also jointly maintain the landscape areas along South Meadows Pkwy with the assistance of the Ryder Homes property (on SMP), the apartment properties (on SMP) and the commercial retail properties (on SMP). This Master Association will police each village (super pad subdivision) within the community and will ensure to the architectural and landscape integrity of each subdivision;
2. Mitigation of all wetlands areas as outlined and governed under the 404 permit from the Army Corps' of Engineers which is to be provided by the Master Developers of South Meadows Phase III;
3. Mitigation of all archeological sensitive areas as governed by the Army Corps' of Engineers pursuant to the appropriate permits supplied by the Master Developer of South Meadows Phase III;
4. Final design and construction of the overall storm drains to the individual large lot parcels and other associated drainage required for runoff the large lot parcels;
5. Final design and construction of all collector streets and associated landscaping (Diamond Pkwy, Carat Avenue & Cullinan Blvd.) within the residential planned unit development;
6. Final design and construction of the pedestrian pathways, sidewalks, bike trails and associated landscaping within the residential planned unit development which are outside the individual villages (subdivisions);



BK 4783PG0302

7. Final design and construction of the sanitary sewer lines to the large lot parcels;
8. Private utilities to the large lot parcels such as water lines, gas lines, electric, phone lines, cable TV lines, etc.;
9. Compliance with the school, park and fire station agreements;
10. The land and development of the parks with the assistance from park fees paid by the individual home builders within the residential planned unit development;
11. Management of the development process and coordination with the various home builders throughout the project with ongoing monitoring of the PUD requirements; and
12. Overview of the individual subdivision mapping process to ensure it coincides with the intent of the PUD and the overall planning of this master plan.

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EX 478 JPC0303



C

DISTRICT HEALTH DEPARTMENT

April 5, 1995

Laura Tuttle, Supervising Planner
Department of Development Review
CITY OF RENO
P. O. Box 1900
Reno, Nevada 89505

RE: Double Diamond Ranch Residential Development
866-91/File 5, Tentative Map & Zoning Map Amendment
E95-049

Dear Ms. Tuttle:

This Department has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, vector control, water quality and air pollution.

Approval is recommended by this Department subject to the following conditions:

1. Pursuant to Section 278.340 of the State of Nevada Regulations Governing Review of plans for Subdivisions, Condominiums, and Planned Unit Developments, no construction shall be performed prior to District Health Department approval of the referenced final map.
2. A completed dust control plan must be submitted to this Department for review and approval prior to the issuance of a building permit. This plan must be in conformance with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030.
3. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

101 EAST NINTH STREET P.O. BOX 11130 RENO, NEVADA 89520 (732) 328-2400 FAX (702) 325-2279



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4. Any storm drainage from this site must have pretreatment for petrochemicals and silts.
5. An inspection must be made of all existing building(s) to determine the presence or absence of asbestos material prior to demolition. Also, an asbestos assessment form must be obtained from the District Health Department and completed prior to any asbestos removal. All asbestos removal must be made in full compliance with all Federal NESHAPS (National Emission Standards for Hazardous Air Pollutant Sources) and local regulations.
6. A letter from Washoe County committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
7. The Nevada Division of Environmental Protection must submit a letter to the Health Department certifying their approval of the final map.
8. Upon connection(s) to the community sewer system, any septic tanks on the property shall be abandoned, pumped out and filled with earth or sand to the satisfaction of the District Health Department pursuant to Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation, Sections 020.010 and 120.055.
9. Before final approval will be considered, a letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County District Health Department.
10. Within sixty (60) days from the date of this letter, the water purveyor must demonstrate that the water system will conform to NAC 278.400 and 278.410 of the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments.
11. A letter of approval must be submitted from the Division of Water Resources for this proposal.



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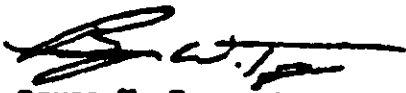
April 9, 1999
Double Diamond
Page Three

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12. Prior to approval of a final map for the referenced proposal, the design engineer shall submit to the satisfaction of the District Health Department a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

Should you have any questions on the foregoing, please call me at 328-2430.

Sincerely,



Bryan W. Tyre, P.E.
Environmental Engineer
Environmental Health Services

BWT:sv

cc: South Meadows Properties
Kreg Rowe, Capital Realty Advisors
Steve Williams, CPA, Inc.
Terri Svetic, P.E., Washoe County Utility Division

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EXHIBIT III

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**DOUBLE DIAMOND RANCH
CHECKLIST TO ACCOMPANY
BUILDING PERMIT APPLICATIONS**

The following checklist shall be completed by each Parcel Developer prior to submitting plans for a building permit. The checklist can then be used by City staff to determine whether the project is in compliance with the Design Guidelines.

This checklist must be accompanied by a letter from the Master Developer stating that the project is in conformance with the plan. Approval by the Master Developer does not imply that the project is in compliance with all applicable city codes, ordinances, or other regulations.

Date: _____

Project Name: _____

Planning Unit: _____

APN: _____

Parcel Size: _____

No. of Lots: _____

Common Area Landscaped: _____ AC.

Min Lot Size: _____

Density: _____ Units / AC.

Developer: _____

Architect: _____

Landscape Architect: _____

Civil Engineer: _____

Soils Engineer: _____



SITE PLANNING STANDARDS

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

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

At a minimum, building setbacks shall be those established by SFR-6. Zoning Ordinance or Table 4 Pg. 49 of the P.U.D. Guidelines

Public roads shall conform to the P.U.D. Guidelines 13-15.

Parcels shall be graded in accordance with City of Reno standards and the P.U.D. Guidelines.

Stormwater drainage shall comply with city, county, state, and federal standards and the P.U.D. Guidelines.

INTERIOR ROADWAY DESIGN STANDARD

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

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

The right-of-way and design of all interior streets shall be as described on page 51.

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

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

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



RESIDENTIAL NEIGHBORHOOD DESIGN STANDARDS

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	Development is generally consistent with single family residential 6,000 sf (SFR-6) zone district and City of Reno standards.
_____	_____	_____	Development is consistent with Double Diamond Ranch P.U.D. Guidelines - Sect. 12.
_____	_____	_____	Residential units have a maximum 30 feet in height with a maximum of two stories.
_____	_____	_____	All plans with in the development will fit on a lot with the minimum set backs (table 4).
_____	_____	_____	Development conforms to variable front setbacks.
_____	_____	_____	All plans comply with the uniform building codes and all City of Reno ordinances in effect at the time of building permit issuance.

LANDSCAPE DESIGN AND INSTALLATION STANDARDS

Complies	Does Not Comply	Not Applicable	
_____	_____	_____	Project entries are designed in accordance with the statements made in Sect. 5.4.2.
_____	_____	_____	Fences between wetlands and private parcels consist of a 36-inch high split rail fence with two horizontal rails. Figure 26, pg. 41.
_____	_____	_____	Lighting within the public right-of-way complies with city standards and is in accordance with statements made in Sect. 6.2 pg. 43.
_____	_____	_____	Light standards are located to avoid shading by trees, canopies, and buildings.
_____	_____	_____	All lots shall conform to front yard minimum landscape requirements, table 6 pg. 53.



FENCING DESIGN AND INSTALLATION STANDARDS

Complies	Does Not Comply	Not Applicable
_____	_____	_____
_____	_____	_____

All lot shall have fencing in conformance with section 7.5 pg. 54.

All village shall have perimeter fencing in conformance with section 7.5 pg. 54.

RESIDENTIAL ARCHITECTURAL DESIGN STANDARDS

Complies	Does Not Comply	Not Applicable
_____	_____	_____
_____	_____	_____
_____	_____	_____

All plans conform to minimum floor area square footage established for the village.

All plans conform to minimum roofing material specifications.

All plans conform to minimum siding material specifications.

Parcel Developer _____

_____ Date _____

Architect _____

_____ Date _____

Landscape Architect _____

_____ Date _____

Civil Engineer _____

_____ Date _____

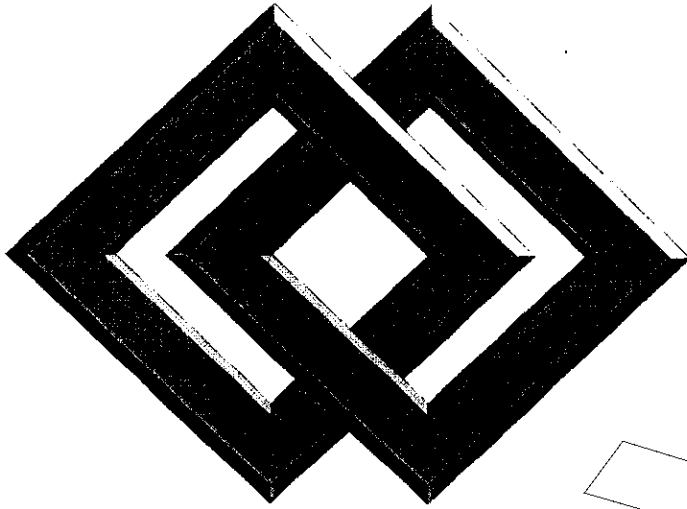


EXHIBIT IV

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DOUBLE DIAMOND RANCH

PUD DESIGN GUIDELINES EXHIBIT IV

FENCING, SIGNAGE & LIGHTING DESIGN GUIDELINES

Approved March 20, 1996
Amended October 22, 1996
Amended April 27, 1999

PREPARED BY:
Double Diamond Ranch, LLC
Master Developer



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DOUBLE DIAMOND RANCH PUD DESIGN GUIDELINES EXHIBIT IV

FENCING, SIGNAGE & LIGHTING
DESIGN GUIDELINES

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SCREEN AND FENCING

Walls and fencing within the PUD are intended to screen facilities, and to provide sound barriers, privacy, and security. To a significantly lesser extent they may be utilized to buffer land use boundaries and act as a barrier to entry in environmentally sensitive areas. In general, the walls and fencing are to be kept to a minimum to avoid blocking views or fragmenting the land uses in the PUD. All screens and fencing shall be compatible in material, color, and texture.

All PUD walls and fencing have been designed to create a uniform rugged but refined feel that sets the PUD apart from the contiguous South Meadows Business Park. It is intended that the residents and their guests experience a distinct change after they enter the PUD that is consistent throughout the project. All subdivisions within the PUD will be required to adhere to this uniform theme by constructing fencing for each resident that is consistent throughout the PUD.

Perimeter Walls (Figure 1 - Page 3)

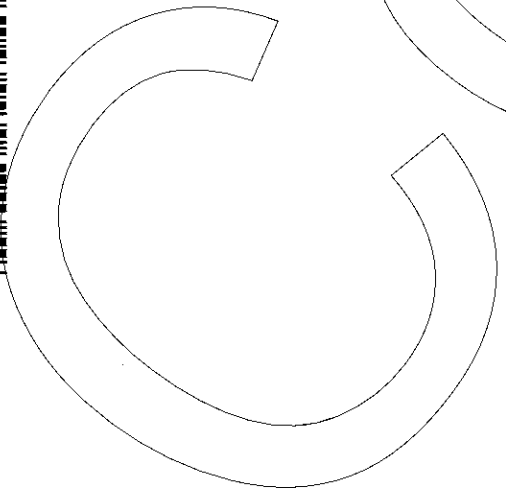
Perimeter walls within the PUD are located along South Meadows Parkway and at the major entry point at Double R Boulevard, as shown in Figure 1.

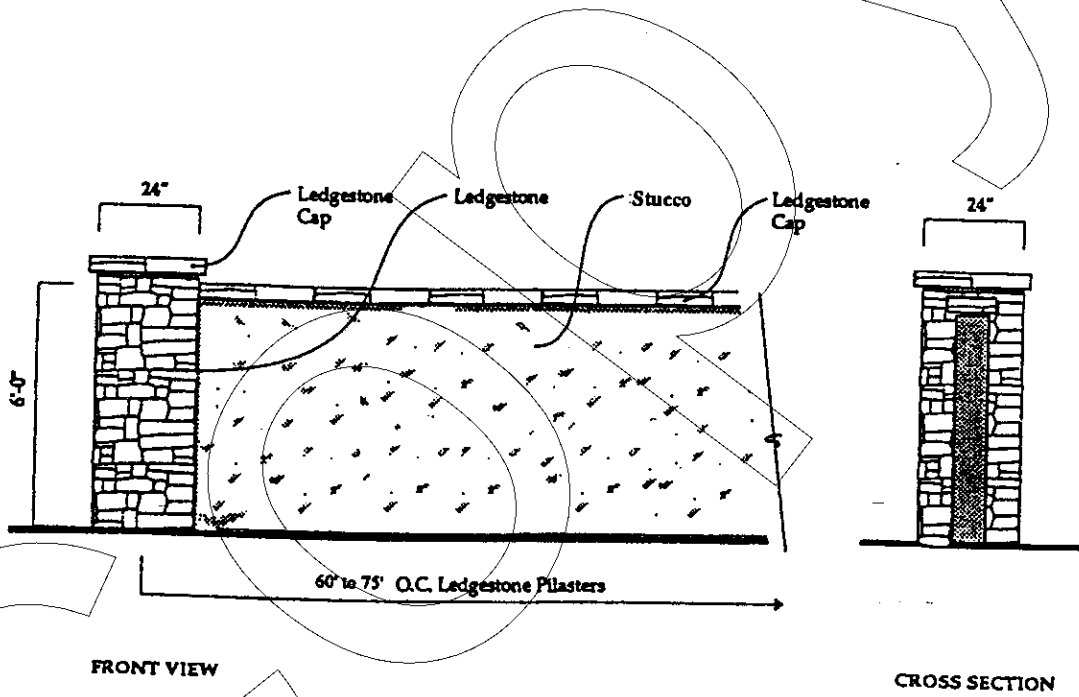
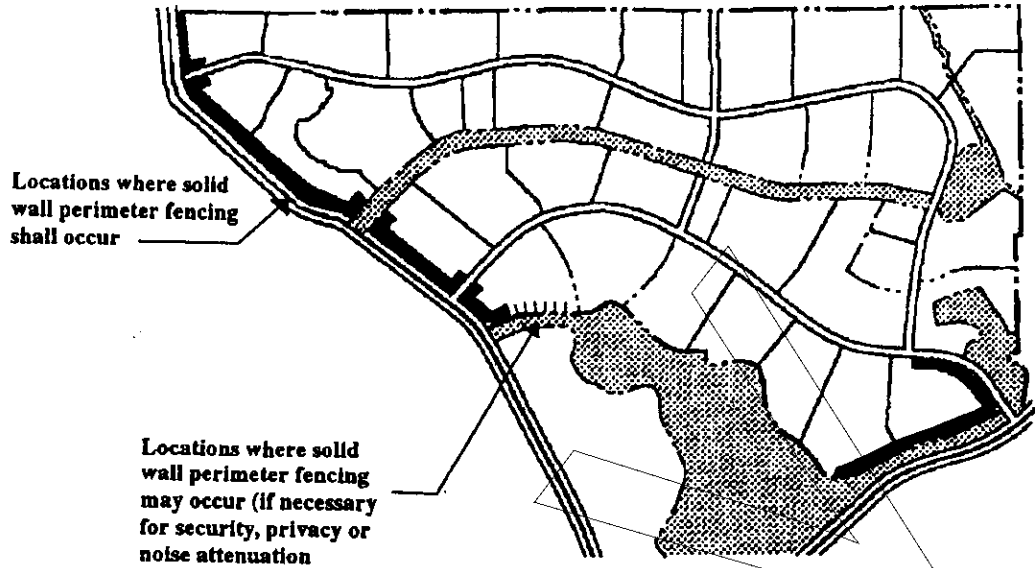
Perimeter walls may also occur at select locations along the open space edge. As described in Section 3.3 of the PUD Design Guidelines, perimeter walls may be appropriate for a short distance from South Meadows Parkway and Double R Boulevard along the west side of parcels 11, 16, and 17 for security, privacy and noise attenuation.

While perimeter walls may be installed along these parcels, open type fencing, such as that shown in Figure 3, is preferred and a combination of open fencing and solid walls is encouraged. Walls and fencing shall correspond with individual residential lot lines to avoid resulting in portions of residential rear yards with both solid wall and open fencing.

Perimeter walls will be approximately 6 feet in height and will consist of masonry and stucco materials such as a block masonry wall with stucco facing and a pre-cast concrete cap or such other type of a cap material that is compatible in material, color and texture (i.e.; ledge stone, brick or colored block). Wall pilasters will be approximately 24 inches square, located approximately 60-foot to 75-foot on center (o.c.), and will be constructed of block with ledge stone facing and a ledge stone or pre-cast concrete cap.

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**FIGURE 1
PERIMETER WALLS**



Perimeter Fence - Solid Type

Solid, non-view-permeable perimeter fences within the PUD are located along the interior collector streets, *as shown in Figure 2*. These fences will be approximately 6 feet in height, constructed of wood and painted or stained. Fence sections will be capped with wood rail, 16 feet in length. Fence pilasters will be approximately 24 inches square, located approximately 64-foot o.c. and will be constructed of the same materials and fashion as the perimeter wall pilasters; block cover with ledge stone face. Intermediate wood posts will be 6 inches square, of wood construction, located approximately 16-foot o.c.. (*see Figure 2 below*)

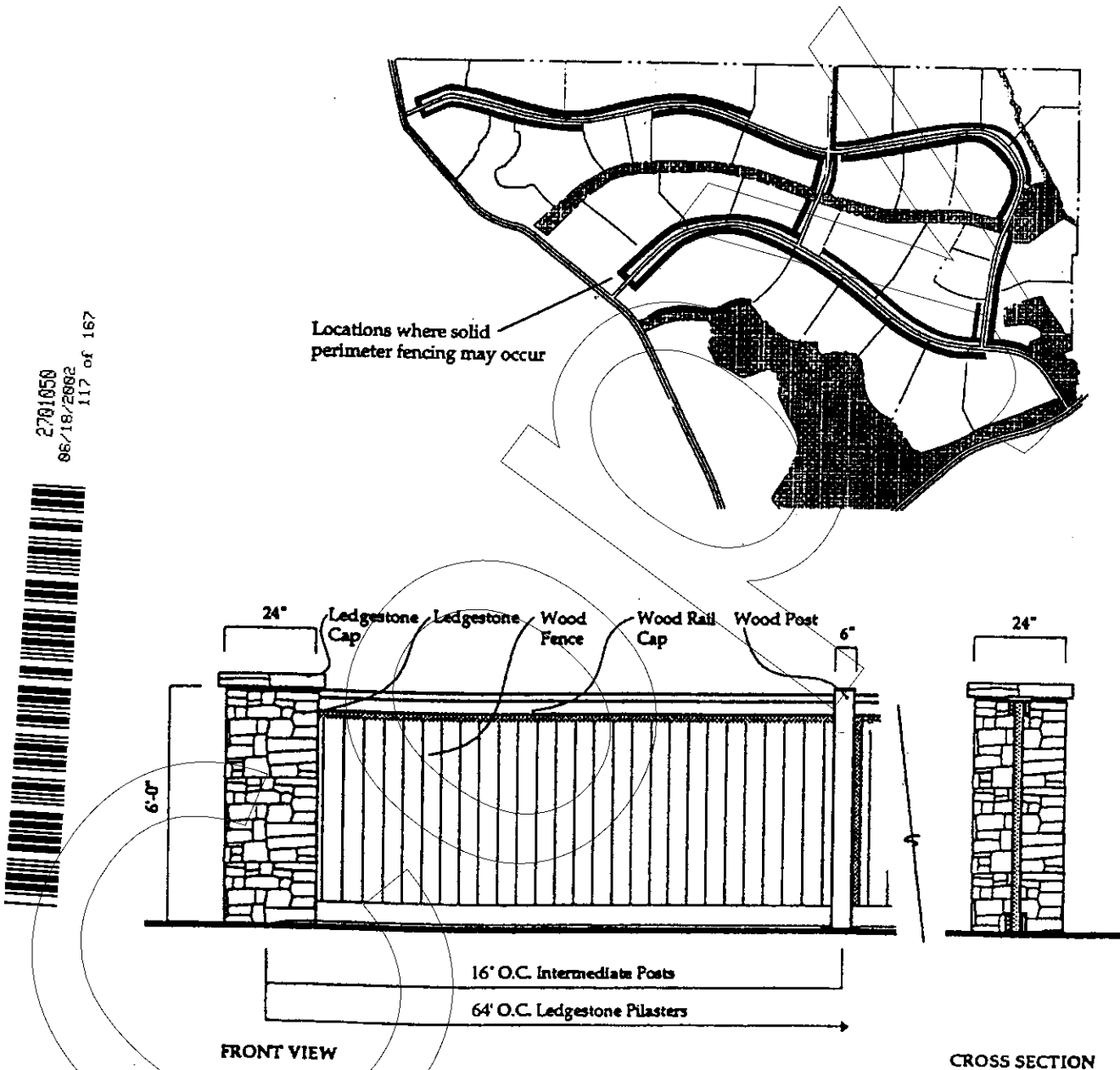


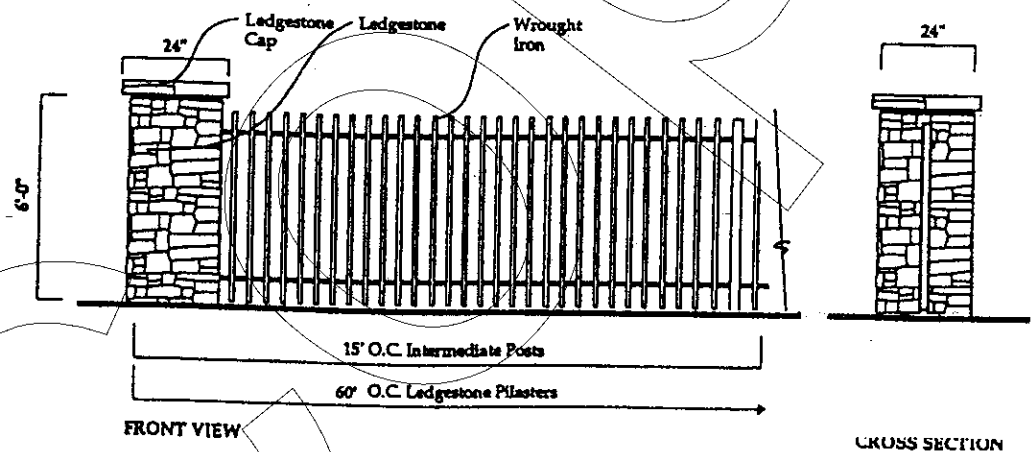
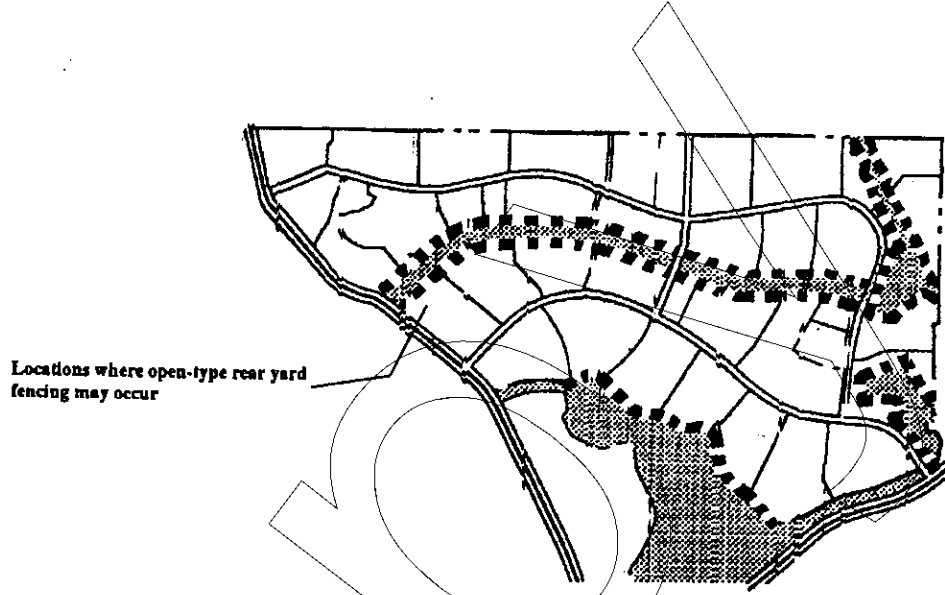
FIGURE 2
PERIMETER FENCING - SOLID TYPE



Perimeter Fence - Open Type (View Permeable)

Open or view-permeable perimeter fences are generally located adjacent to the open space areas and the drainage corridor/pedestrianway, as shown in Figure 3. These fences will be approximately 6 feet in height with pilasters approximately 60' o.c. constructed of the same materials and fashion as the perimeter walls and fences previously discussed. However, fence sections will consist of painted wrought iron. Where single-loaded roads abut open space, no fencing shall be provided with the exception of low open fencing as described on page 7.

As mentioned in the previous perimeter wall discussion, and in Section 3.3 of the PUD Design Guidelines, a portion of the west side of parcels 11, 16, and 17 may be open-type perimeter fencing, solid wall, or combination of both types.



**FIGURE 3
PERIMETER FENCING -
OPEN TYPE**

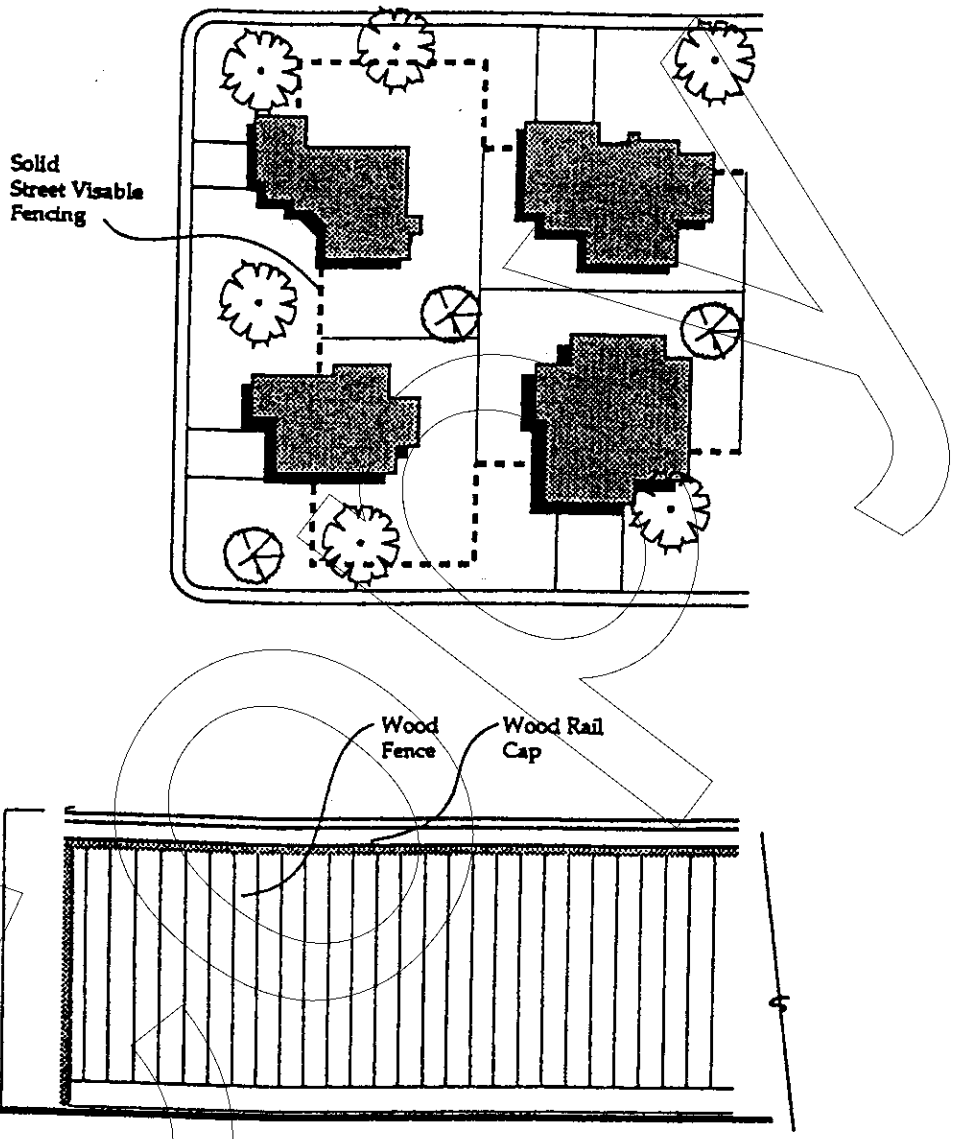
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Internal Neighborhood Parcel Fencing

Solid, non-view permeable fences, as shown in Figure 4, will be used within the interior residential parcels when visible from the parkways, neighborhood streets or open spaces, parks and schools. They are to be used between residential side yards and back yards when visible to the public. The fences will be consistent throughout Double Diamond Ranch and will be similar to the Solid Type Perimeter Fence. These fences will be approximately 6 feet in height, constructed of wood and painted or stained. Fence sections will be capped with wood rail.



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FIGURE 4
INTERNAL NEIGHBORHOOD FENCING



Low Open Fencing

Low open fencing will be used between public uses and areas of high sensitivity, such as between parks and wetland preserve areas. Low open fencing will also be provided where single-loaded residential streets or cul-de-sacs abut open space and along the front side yards of residences adjacent to the open space. The intent is to define common areas and private land without walls. Where residences abut open space, fencing may be a combination of solid fencing and low open fencing. Solid fencing along the rear yard for privacy and low open fencing along the front side yard separating the open space. Low open fencing shall be three-foot (3') tall, 4 x 4 or smaller rough timber-rail (or similar looking material as approved by the Master Developer) fencing, painted or stained with pilasters four-foot (4') tall. The pilasters shall be constructed with the same material and fashion as the perimeter walls and fences. Locations where low open fencing will occur are shown in Figure 3 Page 5 of this Exhibit.

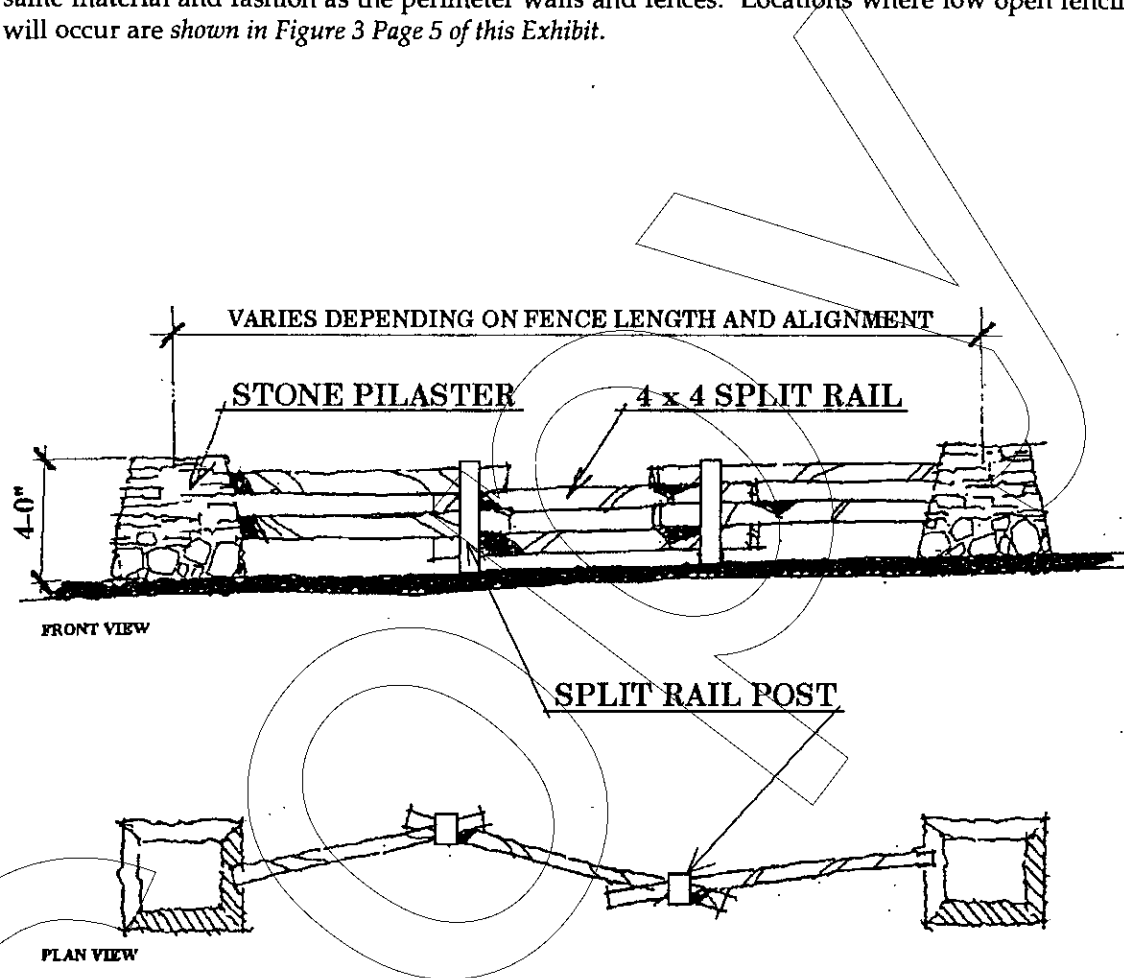


FIGURE 5
OPEN FENCING
ALONG OPEN SPACE

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SIGNAGE

Major project entries occur along the major boulevards at the edges of the project. Entries are intended to provide a distinct gateway and sense of arrival to the project. Entries announce to a traveler they have arrived by the use of distinctive and prominent signage, monuments, and landscaping materials. In the PUD the major entries are from the north and west along South Meadows Parkway and from the southwest along Double R Boulevard. At these locations the required landscape corridor will be widened to a radius of 40 feet from the corner on both sides of the street. Within the additional area the landscape design will include accent and landmark trees, signage indicating that this is an entry to the development and may include other special landscape and hardscape elements to signify the gateway.

The entries will be constructed primarily of the same material as the perimeter wall pilasters and have been designed to establish a rouged but refined western image. General location of permanent signs is shown at Figure 6 on page 10.

Major Project Entry Signs (Figures 7 & 8 - Page 11 & 12)

On both sides of the entry at South Meadows Parkway and Double Diamond Parkway (northern project entrance) and Double R Boulevard and Wilbur May Boulevard (southern project entrance) there will be freestanding monument entrance signage. The signage at these two major project entries will be comprised of raised metal logos against an "S" shaped ledge stone wall (approximately 5' to 6' high) with large separated ledge stone monument pilasters on each side of the entrance and the center island (see Figures 7 & 8). Further extending the entrance signage will be low open fencing as shown in Figure 7 & 8 on both sides of the lettered ledge stone wall further carrying the entrance into the PUD. Signage for the project entrance at South Meadows Parkway and Wilbur May Boulevard in the north east section of the project will be similar to the Major Project Entry Signage but may be scaled down slightly, at the option of the Master Developer.

Subdivision Entry Signs (Figure 9 - Page 13)

The formats are similar to the project entry signs except the scale is much smaller. Unless approved by the Master Developer, all subdivision entry signs, including the sign face, must be 60 sf (4' X 15') in size. The sign face itself must be constructed with either the ledge stone, as designed with the sign base, or a concrete plaster material of uniform color throughout the PUD, as approved by the Master Developer. In addition, all sign lettering will be designed as raised metal letters, 12 inches in height, with the same material and lettering font style as the major project entry signs. There again will be two signs per entry. The sign wall will be anchored by ledge stone pilasters or may be made entirely out of ledge stone. It will be the intent to allow a variety of subdivision entry signs to distinguish the individual neighborhoods as long as the material and design establish a common project feel. The illustrations in Figure 9 outlines examples of what type of designs will be acceptable and which designs will not. The final subdivision entry sign design must be approved by the Master Developer.

Directional Signs (Figure 10 - Page 14)

Directional signs are intended to be temporary while there are subdivisions for sale in the PUD but may be permanent if elected by the Master Developer and the Architectural Review Committee of the Master Association. To this end, these signs should be designed to appear permanent and solid with the ability to remove them with a minimum amount of destruction to the PUD common area. The design in Figure 10 has been established to accomplish this goal. The base of this signage shall again be constructed with a ledge stone face. The signage will be designed with two heavy beams coming out of the top of the base supporting the individual signs for each subdivision in that area. The style of this signage will have a rouged western feel consistent with the Major Project Entry Signs and the Subdivision Entry Signs.

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Project Arterial & Subdivision Interior Street Signs (Figure 11 - Page 15)

Street signage throughout the PUD shall be consistent in color and design. Such signage shall be subject to approval by the city of Reno based on their standard street design guidelines. If acceptable to the City, it will be the Master Developer's goal to obtain approval for street signs painted a color cohesive with the PUD fencing with base structures consistent with the PUD street light fixtures. *Figure 11* shows the general design of this element of the PUD.

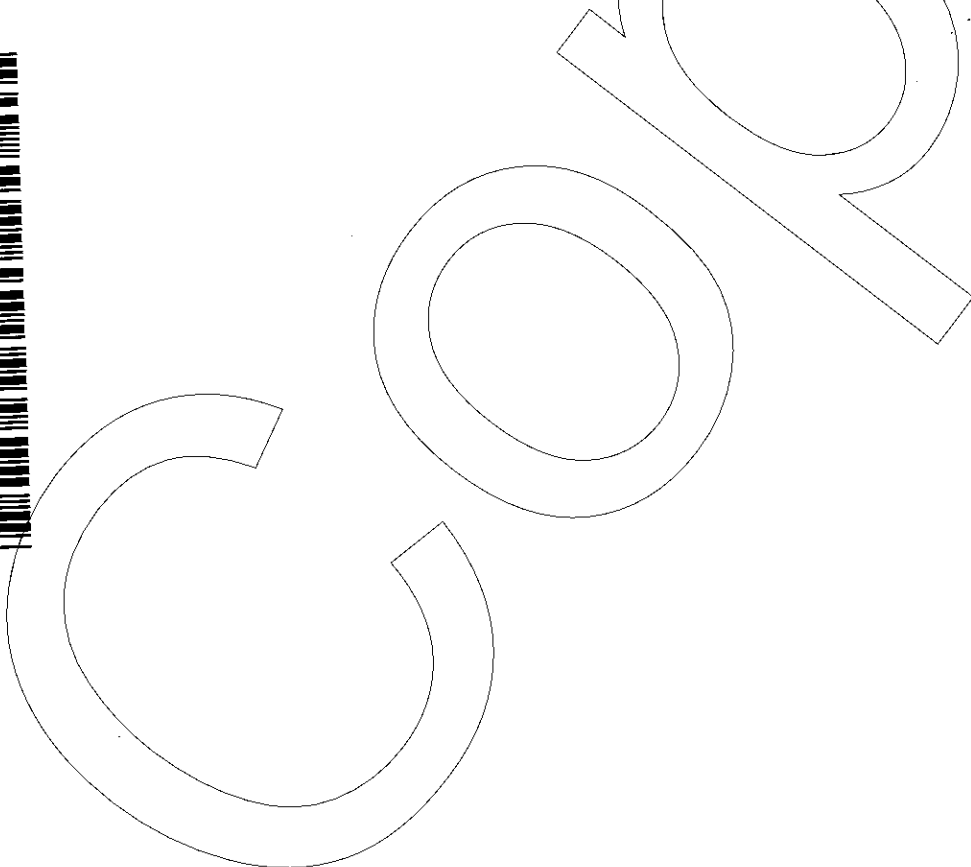
Pedestrian Corridors / Bike Trail Signage (Figure 12 - Page 15)

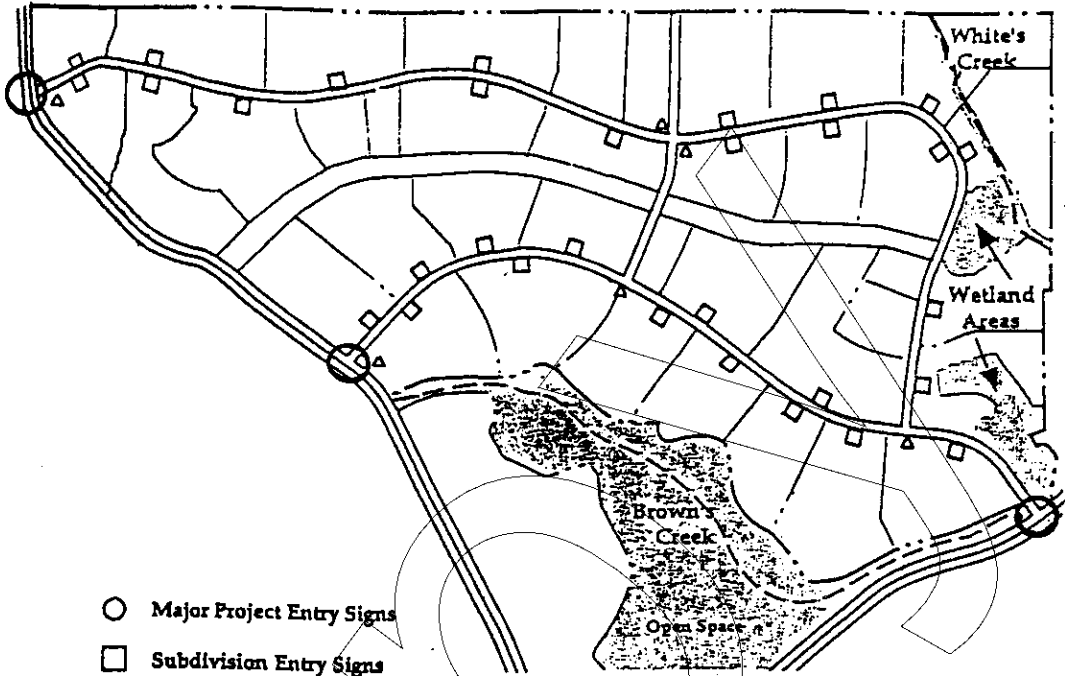
The overall PUD has been designed with numerous bike trails, jogging and exercise areas and open space elements for the benefit of the residents. These areas will require certain signage directing pedestrian activity. Again, the signage in these areas will be uniform throughout the PUD. Signage at arterial roadways will be slightly larger in scale with smaller signage along the bike / pedestrian trails and at intersections at interior neighborhood streets. *Figure 12* illustrates the general design of this particular signage.

Miscellaneous PUD Signage

Throughout the development of the PUD there may become a requirement to construct additional temporary or permanent signage for the benefit of the residents and the public. Should such signage be required it shall have a similar design and color theme consistent with the designs outlined in these design guidelines. All such signage must be approved by the Master Developer.

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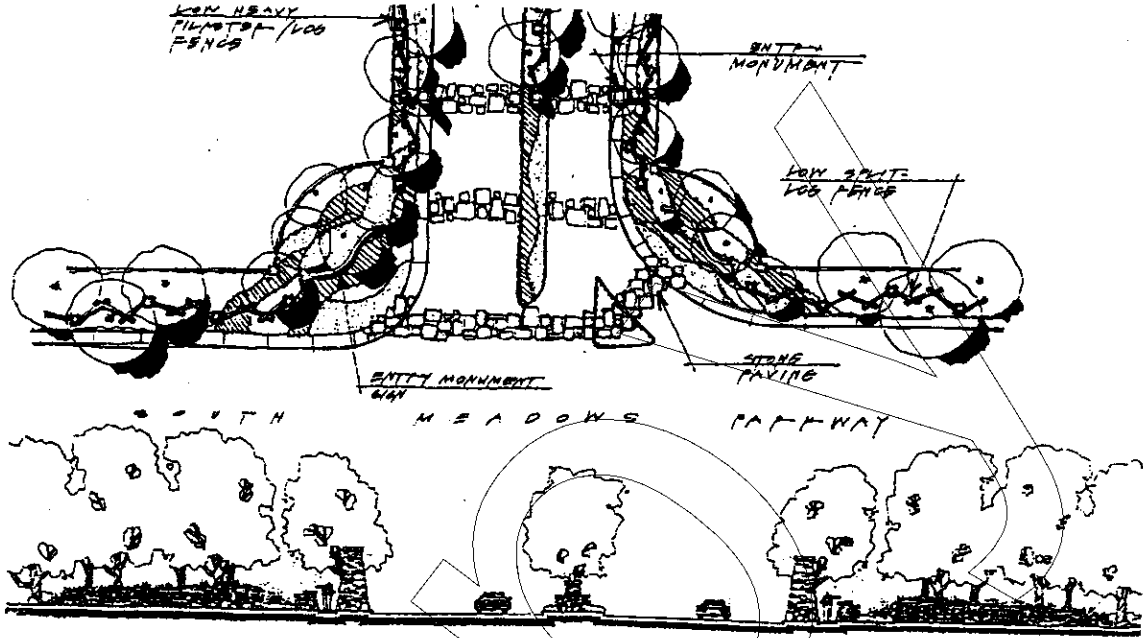
- Major Project Entry Signs
- Subdivision Entry Signs
- △ Directional Signs

Note: Quantities and Locations May Vary

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**FIGURE 6
SIGNAGE LOCATIONS**



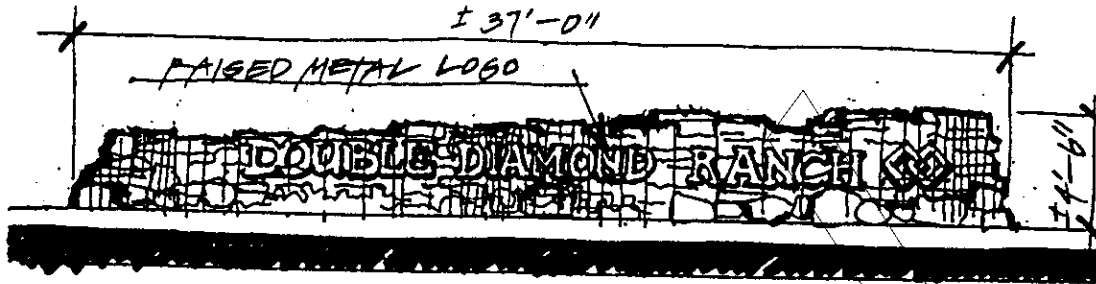
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FIGURE 7
MAJOR PROJECT SIGNAGE - OVERVIEW ILLUSTRATION



Ledge Stone & Masonry View

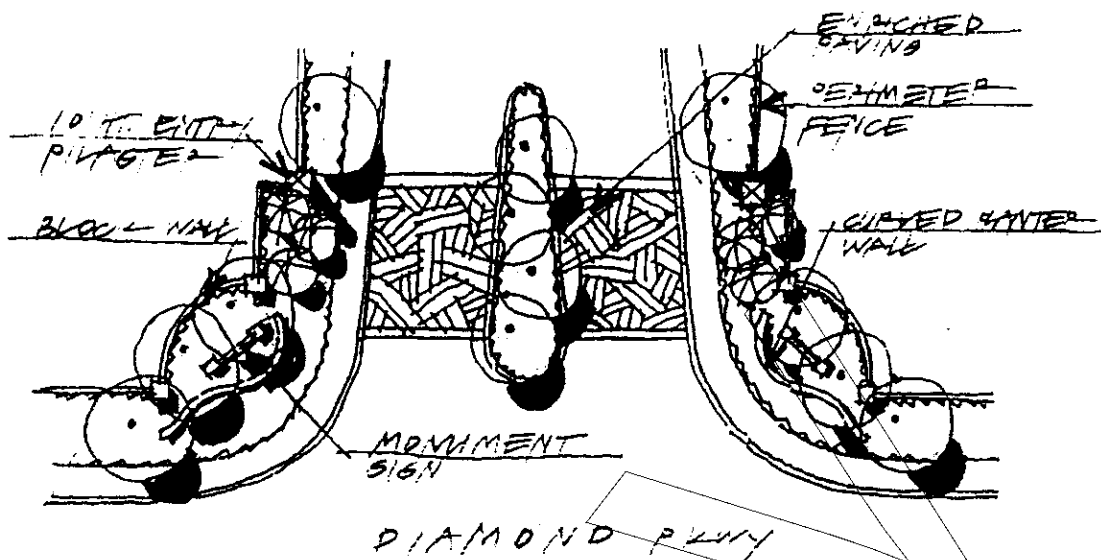


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Low Fencing Illustration



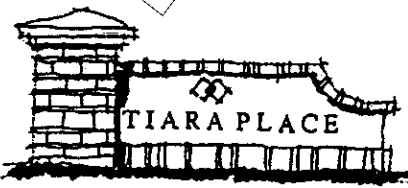
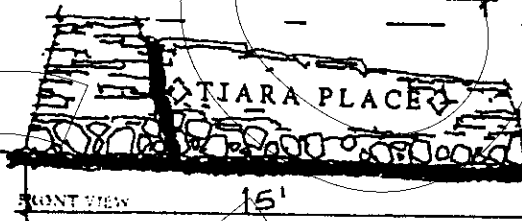
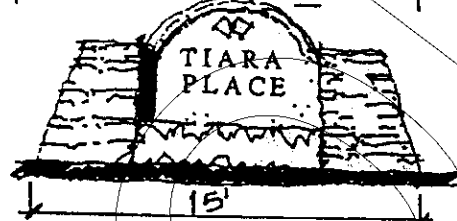
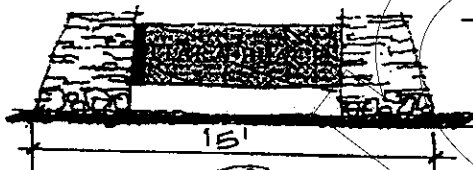
FIGURE 8
MAJOR PROJECT SIGNAGE - DETAILED ILLUSTRATION



LOCATION / PLAN VIEW

THIS

NOT THIS...



FRONT VIEW

FIGURE 9
SUBDIVISION ENTRY SIGNS

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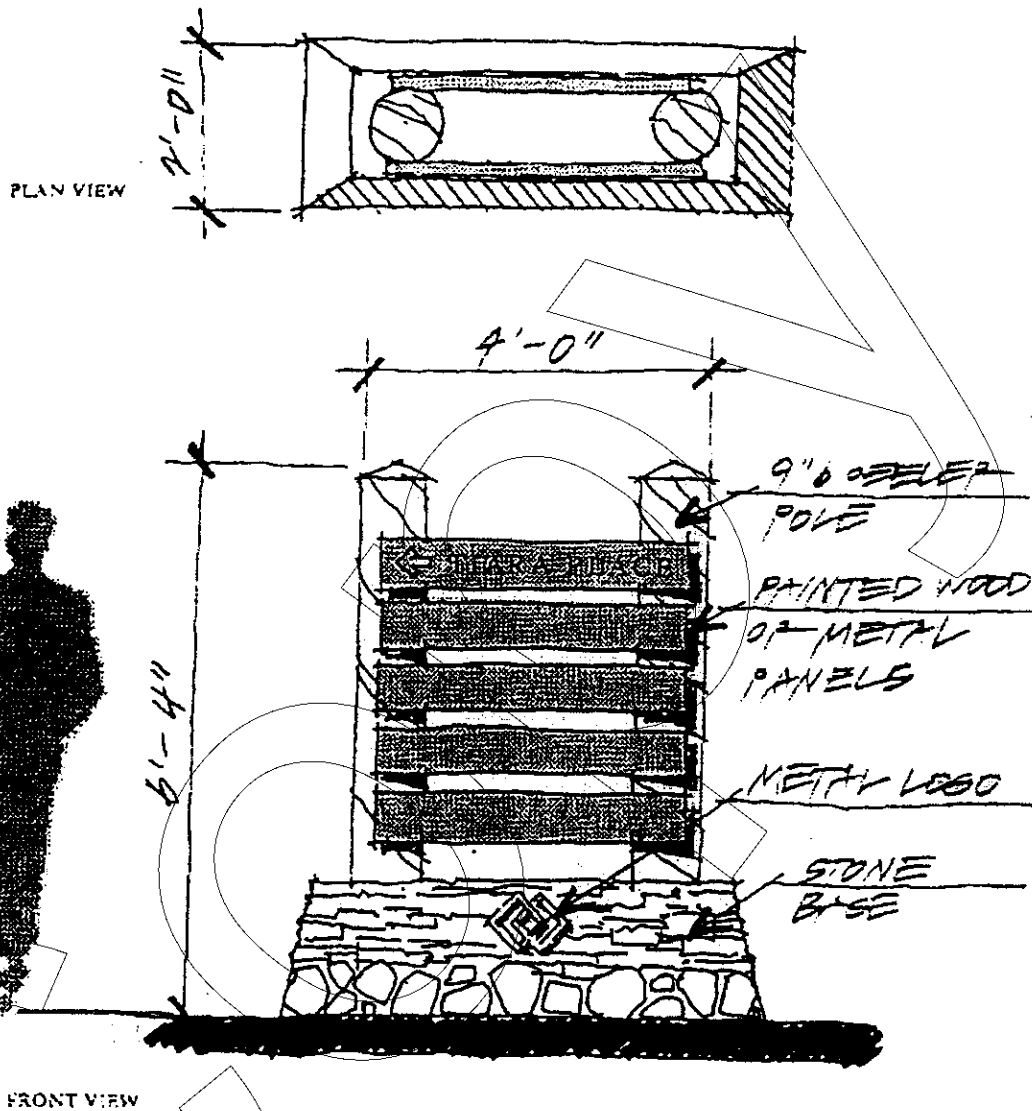


FIGURE 10
DIRECTIONAL SIGNS

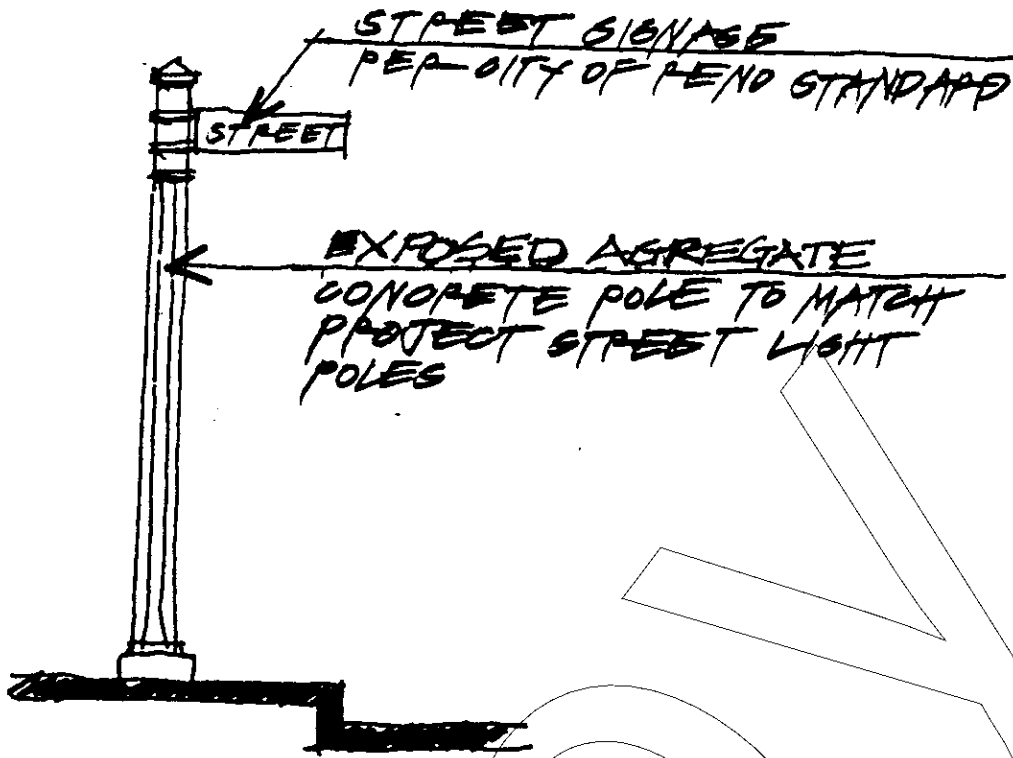


FIGURE 11
STREET SIGNS

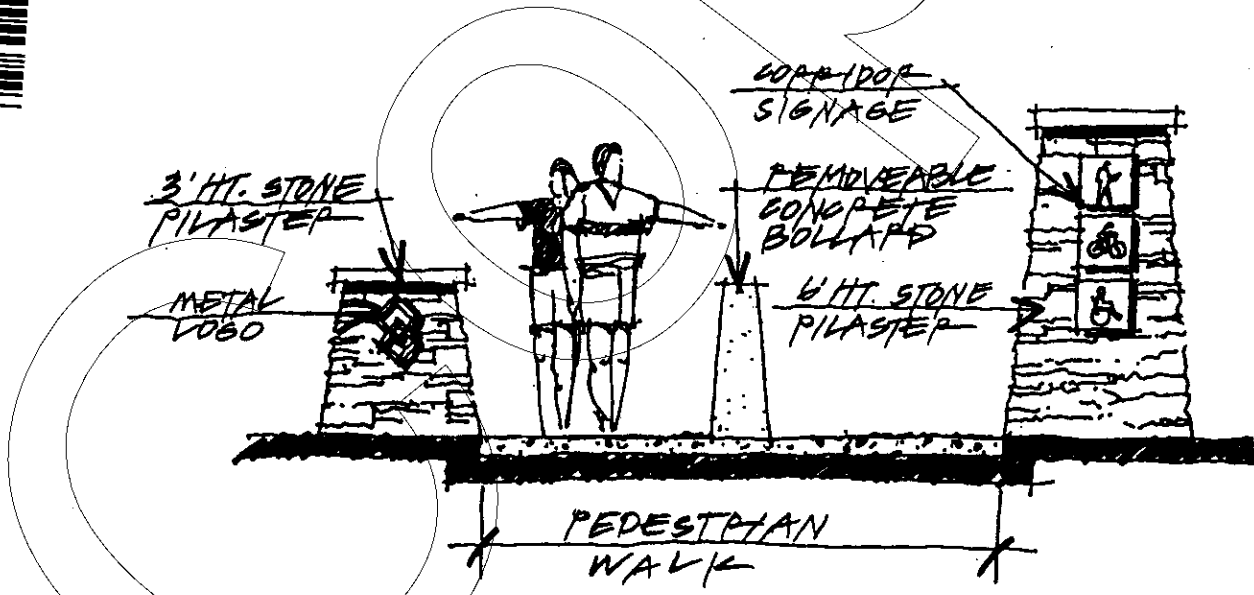


FIGURE 12
PEDESTRIAN CORRIDOR SIGNAGE





LIGHTING

All neighborhood streets throughout the PUD and pedestrian lighting on the major arterials will be developed with a uniform Luminaire lighting fixture acceptable to the local power company and the city of Reno. This fixture will be different in appearance than the standard lighting fixtures currently used by the city of Reno but will enhance the overall PUD feel with a more rouged western look. This is not, however, a custom fixture and therefor will maintain the City's obligation to provide maintenance and power for this lighting at no additional cost to the Master Association.

Upon the design of the PUD parks and other areas requiring lighting, it will be the goal of the Master Developer to provide, when available, additional lighting fixtures with a common rouged western feel. Should any subdivision be developed with other common area lighting, the design of that lighting must be approved by the Master Developer.

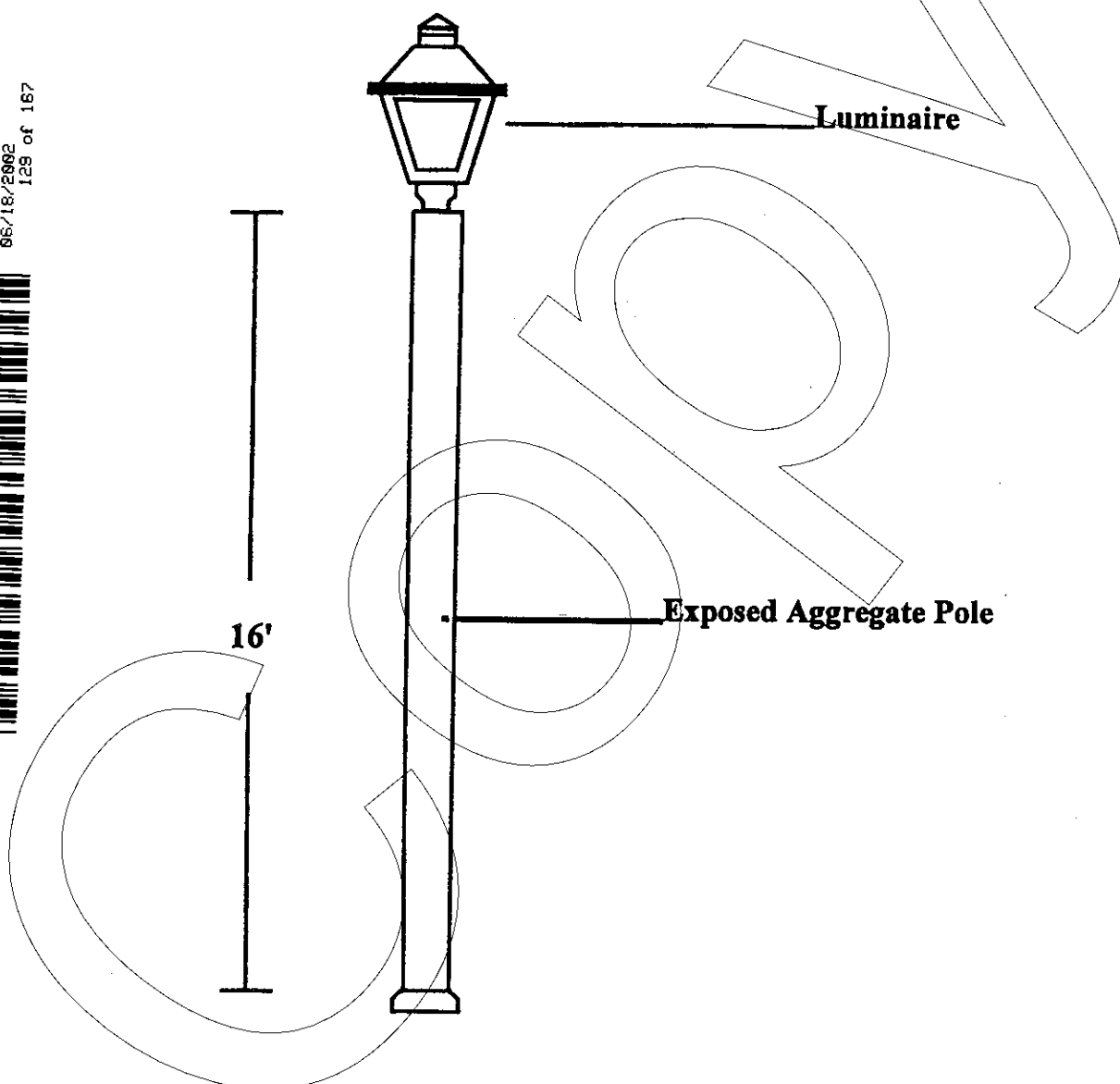


FIGURE 13
PUD STREET LIGHTING FIXTURES

COPY

EXHIBIT V



Sec. 18.06.130. SFR-6 Single-Family Residential-6,000
Square Feet.

(a) Purpose. The purpose of this zoning district is to provide for single family homes. This district is considered appropriate adjacent to low density multi-family, SFR-9 and SFR-4 zoning districts.

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

- (1) Single-family dwellings of a permanent nature.
 - (2) In-home child care for the number of children one child care giver may care for in accordance with the Washoe County Department of Social Services Rules and Regulations for Child Care Facilities.
 - (3) Accessory uses customarily incident to the above uses when located on the same lot or parcel, including a private garage, greenhouse (private), children's playhouse, toolhouse (private) and workshop (private).
- (c) Uses requiring a special use permit:
- (1) Child care facilities requiring more than one child care giver.
 - (2) Private golf, swimming, tennis and similar clubs.
 - (3) Utility substations and other public facilities.
 - (4) Overhead power lines carrying more than 25 kv.
 - (5) Elementary and secondary schools.
 - (6) Public parks and recreation areas.
 - (7) Churches.
 - (8) Multi-family dwellings or cluster developments which do not exceed a density of 6.17 dwelling units per acre.

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

14/130.1 (UPDATED 01/29/93, ORDINANCE 4293)



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shall: (e) Accessory Buildings. A detached accessory building

(1) not be located closer than three (3) feet to any main building on the same lot; and

(2) a. if the building is one-hundred and twenty (120) square feet or less in size and has a building height of seven (7) feet or less, and the highest point of the roof does not exceed ten (10) feet, have a minimum side and rear setback of five (5) feet; or

b. if the building is greater than one-hundred and twenty (120) square feet in size or over seven (7) feet in building height, or the highest point of the roof exceeds ten (10) feet, have a minimum side and rear setback of ten (10) feet; and

(3) not exceed twelve (12) feet in building height and eighteen (18) feet to the highest point of the roof; and

(4) not occupy more than five-hundred (500) square feet or more than fifty (50%) percent of the total area of the rear yard, whichever is more restrictive; and

(5) not be more than one (1) story; and

(6) not occupy a front yard of any lot; and

(7) not be located within the minimum usable rear yard area as required in (h) below.

(f) Height Limitation: 25 feet; maximum of two (2) stories.

(g) Required lot area and width:

(1) Corner lots - Seven thousand (7,000) square feet minimum area; seventy (70) feet average width.

(2) Interior Lots - Six thousand (6,000) square feet minimum area; sixty (60) feet average width for each lot.

The required lot area and width may be reduced or eliminated as a part of the special use permit for multi-family dwellings or cluster development.

14/130.2 (UPDATED 01/29/93, ORDINANCE 4293)



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

- (1) Front: Twenty (20) feet unless located adjacent to an arterial street or freeway. Thirty (30) feet if located adjacent to an arterial street or freeway.
- (2) Side: Five (5) feet on one side and ten (10) feet on the other side.
- (3) Rear: Twenty (20) feet. A minimum usable rear yard area of 400 square feet in size with a maximum slope of 7/1 shall be provided for each dwelling unit.

14/130.3 (UPDATED 01/29/93, ORDINANCE 4293)



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EXHIBIT VI

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PARKS , OPEN SPACE, AND TRAILS PROGRAM

**FOR
SOUTH MEADOWS
PHASE III**

**JUNE 1995
FIRST REVISION - DECEMBER 1996**

PREPARED FOR:

**SOUTH MEADOWS PROPERTIES LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP**

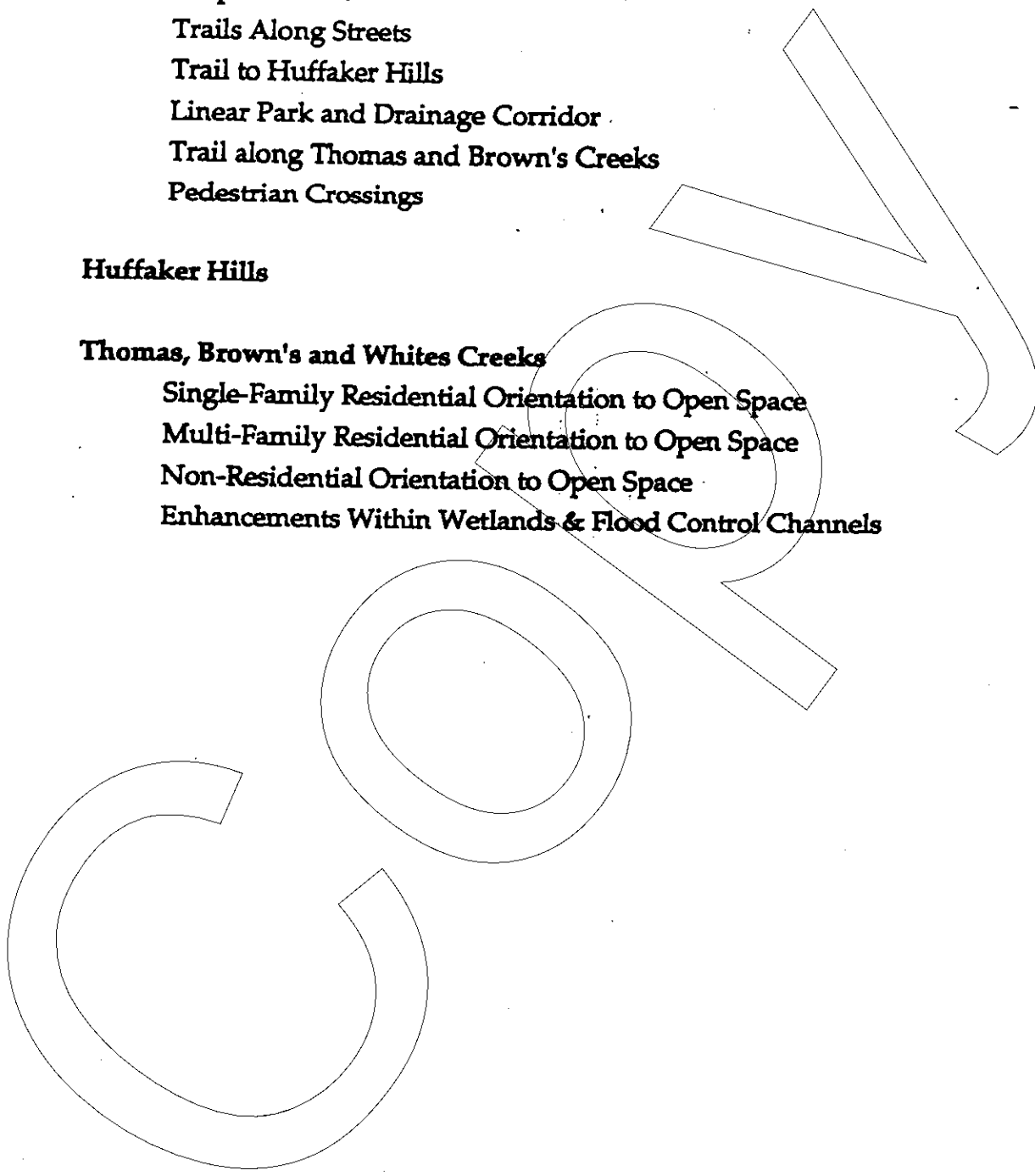
PREPARED BY:

CFA, INC.



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Trail to Huffaker Hills	7
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Trail along Thomas and Brown's Creeks	8
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Parks, Open Space, and Trails Program

This report has been prepared to comply with the Conditions of Approval for South Meadows Phase III (Case No. 66-92/Files 10 and 11). Specifically, the following conditions are relevant:

53. Within one year of City Council approval, or prior to approval of any residential subdivision map or special use permit, submit an Open Space Program identifying the affected property, proposed use and development, trails maintenance, and city park areas.
54. Phased with development to the satisfaction of the Community Development Department staff, dedicate three neighborhood and one community park totaling 38 acres to the City of Reno.

This Parks, Open Space, and Trails Program has been prepared to address these conditions. The plan was approved by Laura Tuttle, Supervising Planner of the Community Development Department, on May 18, 1995, and by the Reno Recreation and Parks Commission on May 24, 1995. (Refer to Attachments.) The first revision was reviewed and approved by City staff (Community Development and the Parks, Recreation and Community Services Departments), and incorporated into the Design Guidelines for South Meadows PUD, Phase III.

Parks

In October 1993, the city staff developed a Parks and Open Space Guide. The following excerpts are from the city's guide.

Neighborhood parks are viewed as the most important type of city parks. These parks are meant to serve the basic recreational needs of the population in the surrounding neighborhood. As such the park must be centrally located within its service area to accommodate pedestrian access. The service area should not be divided by natural or artificial barriers, such as arterial roads, railroads, commercial, or industrial areas.



Neighborhood parks are encouraged adjacent to elementary and middle schools. This combination allows joint use of facilities, to the benefit of both the School District and the city.

The facilities and activities in a neighborhood park will depend on the family type and needs of the residents within the service area. However, these parks will generally consist of some combination of the following features: ballfields, hard courts, children's play equipment, picnic facilities, and landscaped areas ... The site selected should contain areas of relatively level terrain and stable soils.

Community parks offer a wide range of recreational opportunities for either the entire park district or community. While the neighborhood park focuses on a specific combination of activities, the community park provides both a wider range and often a larger number of activities.

Community parks are often located adjacent to other public facilities such as golf courses and federally-owned land. The facilities and activities provided at community parks include those provided at neighborhood parks, plus specialized facilities such as swimming pools, tennis complexes, nature study areas, and large areas for community events ... The community parks may contain areas of significant relief, floodplains, and other natural features which should be preserved and enhanced.

— Parks and Open Space Guide, pgs 2-3

To site the community and neighborhood parks in South Meadows Phase III, the locational criteria listed in Table 1 from the city's Parks and Open Space Guide were used:

Table 1
Locational Characteristics

<u>Park Type</u>	<u>Service Area</u>	<u>Service Population</u>	<u>Park Size</u>
Neighborhood	1/2 mile radius	3,000-6,000	5-10 acres
Community	1-2 mile radius	20,000-40,000	10-50 acres



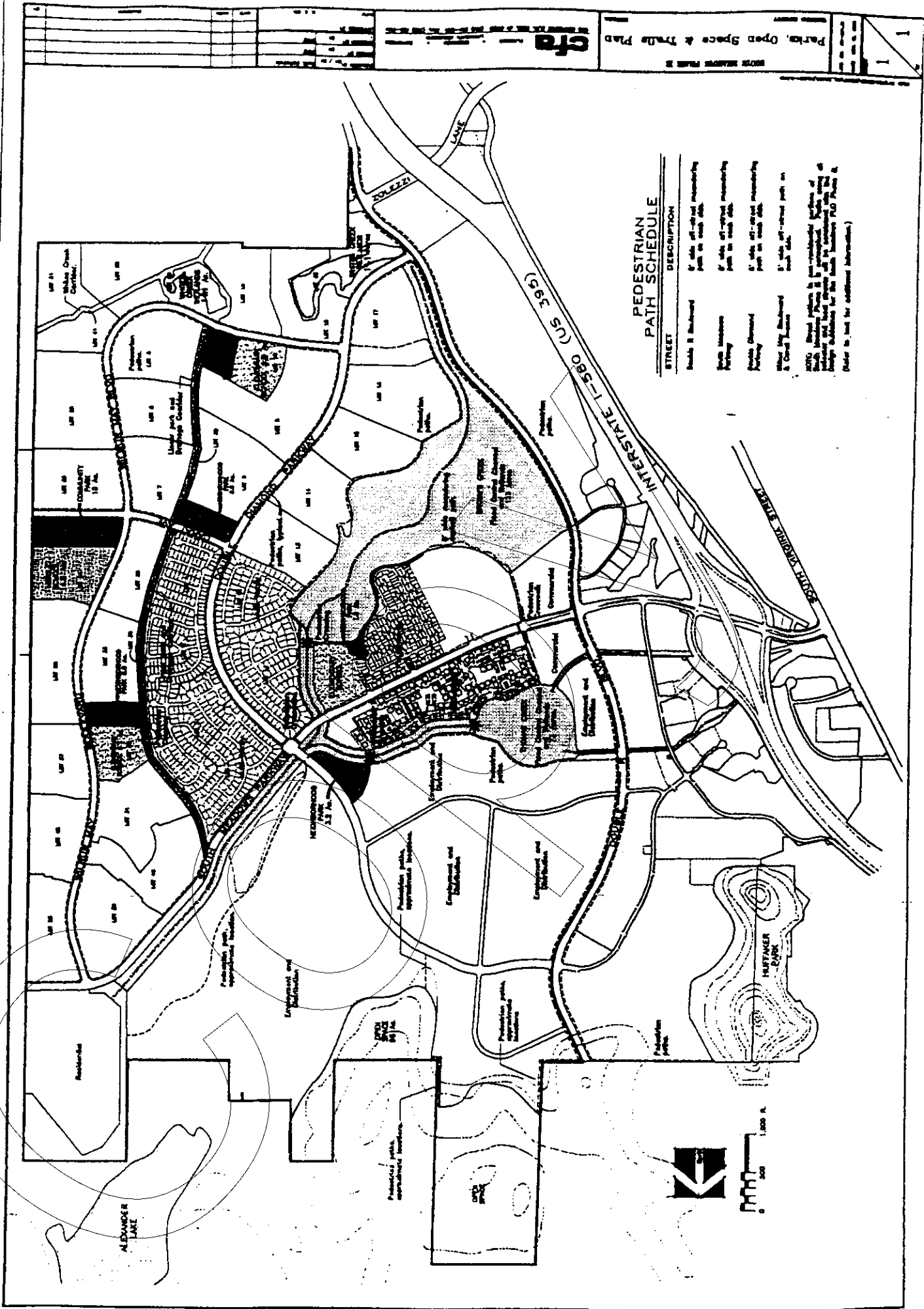
At build-out, South Meadows Phase III will have 4,554 dwelling units – 3,201 of those units will be single-family dwellings and the remaining 1,353 units will be multi-family. The city staff uses an average household size of 2.63 persons per household for single family units and 2.01 persons per household for multi-family dwellings. This results in a population, at build-out, of approximately 11,138 residents.

Based on the service area population presented above, there is a need for approximately four neighborhood parks (i.e., roughly one 5-acre park per 3,000 residents) and one community park (i.e., approximately one 10-acre park per 20,000 residents). The Parks, Open Space and Trails Plan on page 4 identifies the following park sites:

- a. A 3.2-acre neighborhood park on the north side of South Meadows Parkway adjacent to the multi-family and employment areas.
- b. A 5.0-acre neighborhood park on the southeast corner of Double Diamond Parkway and Carat Avenue.
- c. A 5.0-acre neighborhood park near the north end of Wilbur May Boulevard adjacent to an elementary school.
- d. A 5.0-acre neighborhood park near the south end of Wilbur May Boulevard adjacent to an elementary school.
- e. A 1.8-acre neighborhood park at the southeast corner of The Meadows subdivision adjacent to an elementary school.
- f. A 10.0-acre community park on the corner of Wilbur May Boulevard and Carat Avenue adjacent to the middle school.
- g. A 15.7-acre linear park and drainage corridor that extends from South Meadows Parkway on the north to Wilbur May Boulevard on the south. This linear park and drainage corridor extends through the Double Diamond Residential Development in a north-south alignment approximately 150 -feet wide. This park will be owned and maintained by an owner's association, but will be available for public use.

The developer will dedicate any neighborhood or community park at any time after approval of this Parks, Open Space, and Trails Program, upon request by city staff, when a park is ready to be developed subject to reimbursement by the City of Reno from fees collected in South Meadows Phase III from the Residential Construction





PEDESTRIAN PATH SCHEDULE

STREET	DESCRIPTION
Block 11 Blockway	1/ mile off-street pedestrian path to north side.
Block 12 Blockway	1/ mile off-street pedestrian path to north side.
Block 13 Blockway	1/ mile off-street pedestrian path to north side.
Block 14 Blockway	1/ mile off-street pedestrian path to north side.
Block 15 Blockway	1/ mile off-street pedestrian path to north side.

NOTE: All paths are to be constructed within 180 days of the date of the final plan. The City of Henderson is responsible for the construction of the paths. The City of Henderson is responsible for the construction of the paths. The City of Henderson is responsible for the construction of the paths.

(Refer to list for additional information.)



Tax for the value of the land. South Meadows Properties Limited Partnership or its successor will be responsible for preparing a parcel map or final map to create the park parcels.

South Meadows Properties Limited Partnership or its successor anticipates entering into an agreement with the City of Reno whereby the developer constructs and is reimbursed for all or a portion of the facilities in the neighborhood and community parks, based on an agreed upon phasing schedule, and is reimbursed by the City of Reno from fees collected in South Meadows Phase III from the Residential Construction Tax for the value of the land. The purpose of this agreement is to ensure that recreational facilities are developed in a time frame that coincides with development. The facilities constructed in the South Meadows neighborhood and community parks will be determined after a series of neighborhood meetings to identify what the residents want. Facilities and features typically found in a neighborhood park include some combination of the following: ballfields, hard courts, children's play equipment, picnic facilities, and landscaped areas. The City of Reno will be responsible for maintenance of all dedicated parks, except for neighborhood parks smaller than 5 acres. There are two such parks in South Meadows that will be dedicated to the City and maintained by an owner's association (i.e., see parks a and e on page G-3).

Multi-Purpose Trails

The Parks, Open Space, and Trails Plan on page 4 identifies where the major trails will be located. The purpose of this map is to show that connections will be made to adjacent properties on the north, south, east, and west. A system of internal paths may also be developed, and the location will be determined by the internal street system and/or parcelization. (Additional information pertaining to internal pathways can be found in the Design Guidelines for the South Meadows PUD Phase III and the Double Diamond Ranch PUD Design Guidelines.)

Trails Along Streets - The major arterials in South Meadows are primary boulevards that extend to other parts of the city. The major streets will provide an identity for the project through the selective use of landscaping, signage, and entry monumentation. All major streets will have pedestrian paths in a landscape corridor.



- Along Double R Boulevard an 8-foot wide off-street, concrete or asphalt, meandering walk/bicycle path on each side. (Refer to approved Design Guidelines for the South Meadows PUD Phase III.) These improvements will be built by the developer. Maintenance will be performed by either the South Meadows Association, a nonprofit owners' association (currently maintaining open space and common area in South Meadows Phases I and II), or a successor owners' association, pursuant to a common area landscaping and trails easement for maintenance.
- Along South Meadows Parkway an 8-foot wide off-street, concrete or asphalt, meandering walk/bicycle path (Refer to the Design Guidelines for South Meadows PUD Phase III.) From Double R Boulevard to the east side of the elementary school, the path will be constructed on both sides of the road. East of that point, the path will only be constructed on the south side of South Meadows Parkway. These improvements will be built by the developer. Maintenance will be performed by either the South Meadows Association, a nonprofit owners' association, or a successor owners' association, pursuant to a common area landscaping and trails easement for maintenance.
- Along minor arterials in the residential areas (e.g., Double Diamond Parkway), a 5-foot wide off-street, concrete, meandering pedestrian path on both sides of the street and a shared bicycle/travel lane on each side of the road will be constructed. (Refer to the Double Diamond Ranch PUD Design Guidelines.) These improvements will be built by the developer. Maintenance will be performed by either the developer or a successor homeowners' association, pursuant to a common area landscaping and trails easement for maintenance.
- Along collector streets in the residential areas (e.g., Wilbur May Boulevard, Carat Avenue), a 5-foot wide off-street, concrete, meandering pedestrian path will be constructed on each side of the street. (Refer to the Double Diamond Ranch PUD Design Guidelines.) These improvements will be built by the developer. Maintenance will be performed by either the developer or a successor homeowners' association, pursuant to a common area landscaping and trails easement for maintenance.



- Along collector streets in the non-residential areas, either (1) an 8-foot wide, concrete or asphalt, meandering walk/bicycle path will be constructed on one side of the street when the individual parcel is not connected to any other paths or (2) a 5-foot wide, concrete or asphalt, meandering walk on one side of the street. (Refer to approved Design Guidelines for the South Meadows PUD Phase III.) Under either scenario, these improvements will be built by the developer. Maintenance will be performed by either the South Meadows Association or a successor owners' association, pursuant to a common area landscaping and trails easement for maintenance.

Trail to Huffaker Hills - Huffaker Park is located near the northwest corner of South Meadows Phase II. As part of that approval, 30 acres were dedicated to the City of Reno for inclusion in the park. Along the north property line of Phase II, an 8-foot, asphalt, meandering trail has been constructed from Huffaker Park to Double R Boulevard. As shown on the Parks, Open Space, and Trails Plan, this trail will be extended to the hillside areas located on the east side of Double R Boulevard. The exact location of trails that are not adjacent to streets has not been determined. These trails will be 8-feet wide, constructed of asphalt, and installed by the individual Parcel Developer prior to issuance of a certificate of occupancy. The trail will be maintained by either the South Meadows Association or a successor owners' association. (As shown on the map, a segment of the trail will be located on land that will be dedicated to the City of Reno. This trail may be constructed and maintained by the city.)

A pedestrian path is planned between the Huffaker Hills and the neighborhood park adjacent to the multi-family site on the north side of South Meadows Parkway. Most of this path will follow either a collector or a local street and the resulting path must comply with the street sections adopted in the Design Guidelines for the South Meadows PUD Phase III. Streets with a path on one side only will have the path on the same side of the street as the neighborhood park (i.e., west side). In locations where the path is not along the street, it will be 8-feet wide, constructed of asphalt, and installed by the individual Parcel Developer prior to issuance of a certificate of occupancy.

Linear Park and Drainage Corridor - A linear park and drainage corridor extends through the Double Diamond Ranch Residential Development in a north-south



alignment forming a central "spine" and organizing feature for adjacent neighborhoods. The 150-foot corridor will feature an 8-foot wide meandering pedestrian/bike path that will provide a safe route away from the streets for children to walk or ride to the schools and parks. Landscaping within this corridor will consist of informal massings of drought-tolerant, low-maintenance trees and shrubs and large areas of turf. Bridges will be constructed across the low-flow channel. (Refer to Figure 1, which is from the Double Diamond Ranch PUD Design Guidelines.) Lotting patterns adjacent to the corridor will result in front-on or side-on units that will provide many "eyes to the open space" and will enhance the perception of safety. Side-on lots will have open-type fencing. Residential lotting patterns adjacent to the corridor will be consistent with the Double Diamond Ranch PUD Design Guidelines.

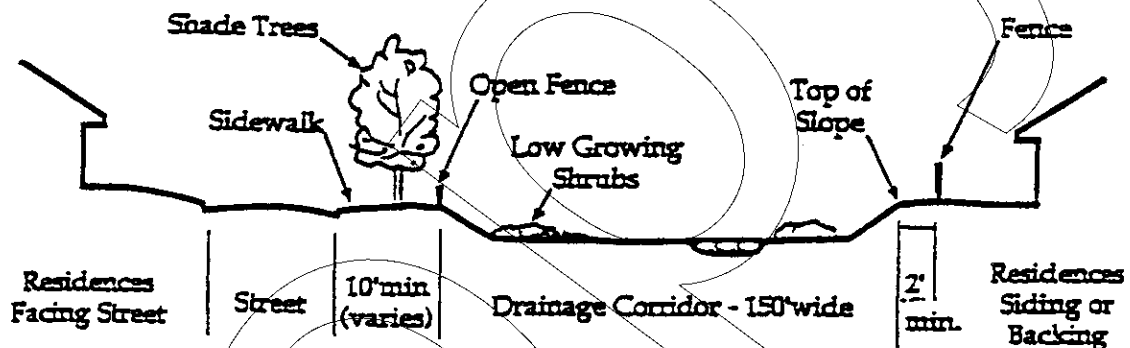


FIGURE 1
CONCEPTUAL SECTION THROUGH DRAINAGE CORRIDOR

Trails along Thomas and Brown's Creeks - Thomas Creek and Whites Creek are meandering streams that traverse South Meadows Phase III. In addition, a meandering creek, historic Brown's Creek, will be restored. These areas provide a substantial amount of open space adjacent to both residential and employment uses.



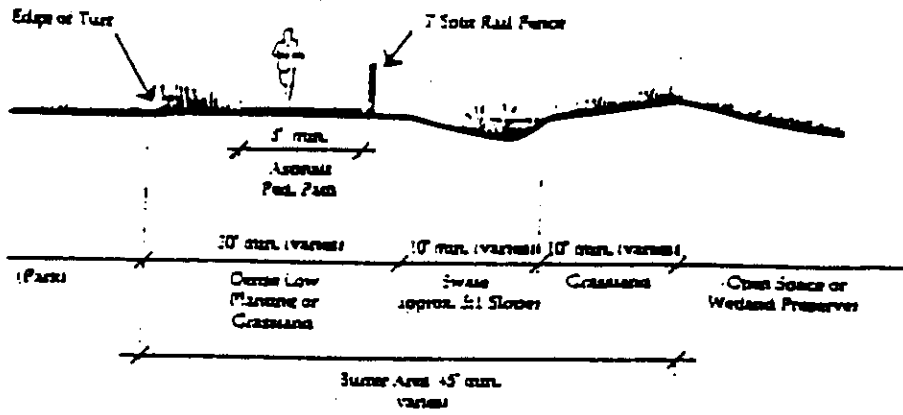


FIGURE 2
CONCEPTUAL HYDROLOGIC BREAK BETWEEN PARK AND OPEN SPACE USES

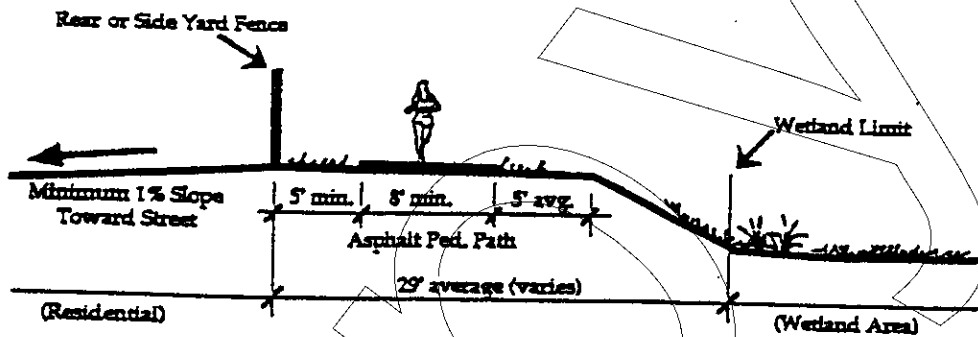


FIGURE 3
CONCEPTUAL HYDROLOGIC BREAK BETWEEN RESIDENTIAL AND OPEN SPACE USES

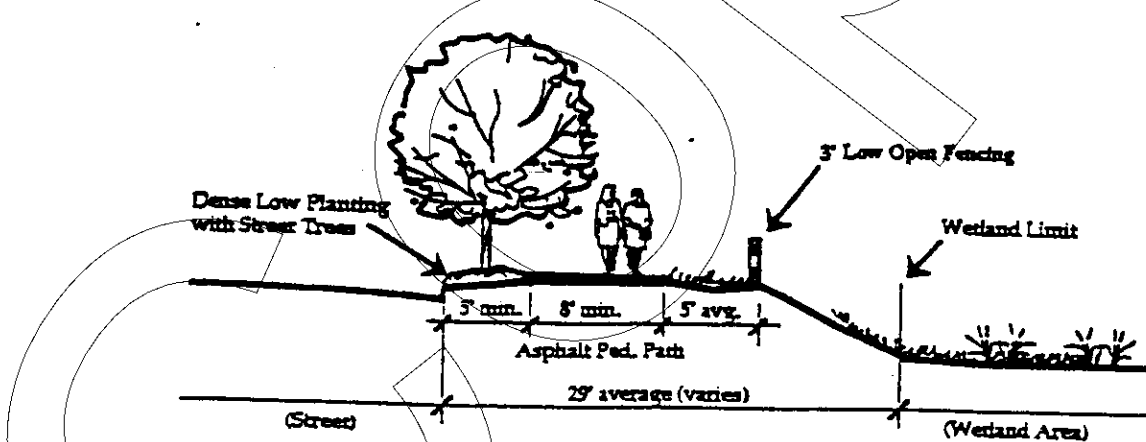


FIGURE 4
CONCEPTUAL HYDROLOGIC BREAK BETWEEN STREET AND OPEN SPACE USES



These open space edges provide abundant opportunity for pedestrian and bicycle trails, as well as for views to the open space areas and adjacent land uses.

The trail along historic Browns Creek is located within the Double Diamond Ranch Residential Development and, therefore, the Double Diamond Ranch PUD Design Guidelines explain how this trail will be developed. An 8-foot wide asphalt, pedestrian path within a buffer area is proposed. (Refer to Figures 2, 3 and 4, which are from the Double Diamond Ranch PUD Design Guidelines.) Development along Thomas Creek is controlled by the Design Guidelines for the South Meadows Planned Unit Development Phase III. As shown in Figure 5, an 8-foot wide asphalt path is proposed along the north side of the Thomas Creek open space.

Pedestrian Crossings - Three pedestrian crossings are proposed. The approximate location of these crossings is shown on the Parks, Open Space, and Trails Plan – one crossing of Thomas Creek is located between the multi-family residential site and the neighborhood park, a second crossing over historic Brown's Creek connects the Double Diamond Ranch Residential Development with the elementary school on South Meadows Parkway, and a third crosses the drainage corridor between the elementary school and the adjacent residential neighborhoods. As shown in Figure 6, a low-flow structure is proposed. The structure will be constructed at the bottom of the channel to allow flood waters to pass over the top.

Huffaker Hills

The hillsides at the north end of the project site encompass 98 acres which will be dedicated to the City of Reno. The hillsides will be dedicated to the city concurrently with recordation of the final plan for South Meadows Phase III. (Condition #61 for Case No. 66-92/File 10 and 11 states that a final plan must be recorded within 18 months of project approval.)

Thomas, Brown's, and Whites Creeks

Thomas Creek and Whites Creek are meandering streams that traverse South Meadows Phase III. Thomas Creek, which originates in the Carson Range, meanders through South Meadows Phase I and through the northern portion of South Meadows Phase III. Whites Creek also originates in the Carson Range.



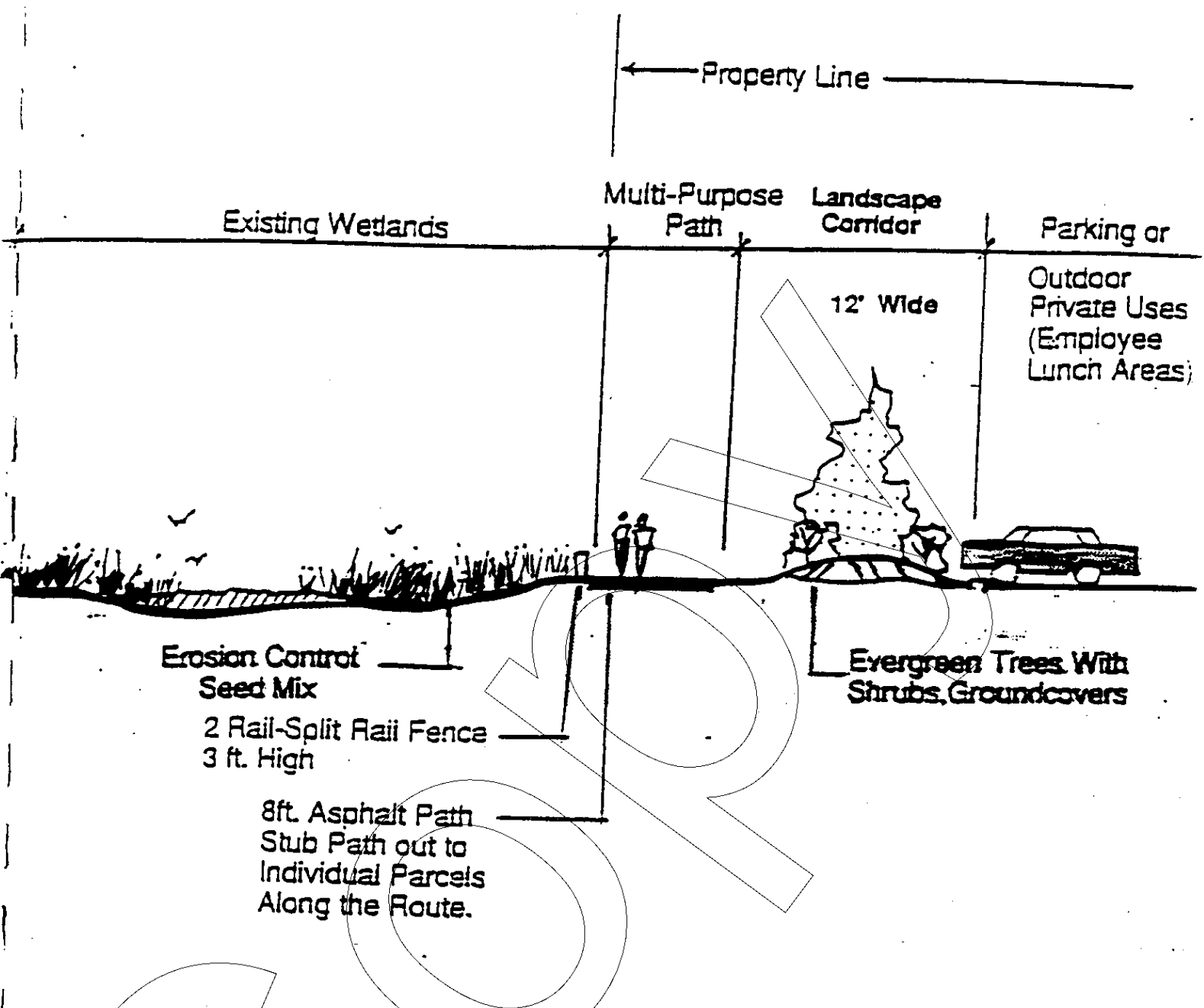


FIGURE 5
SECTION THROUGH WETLANDS-COMMERCIAL/OFFICE



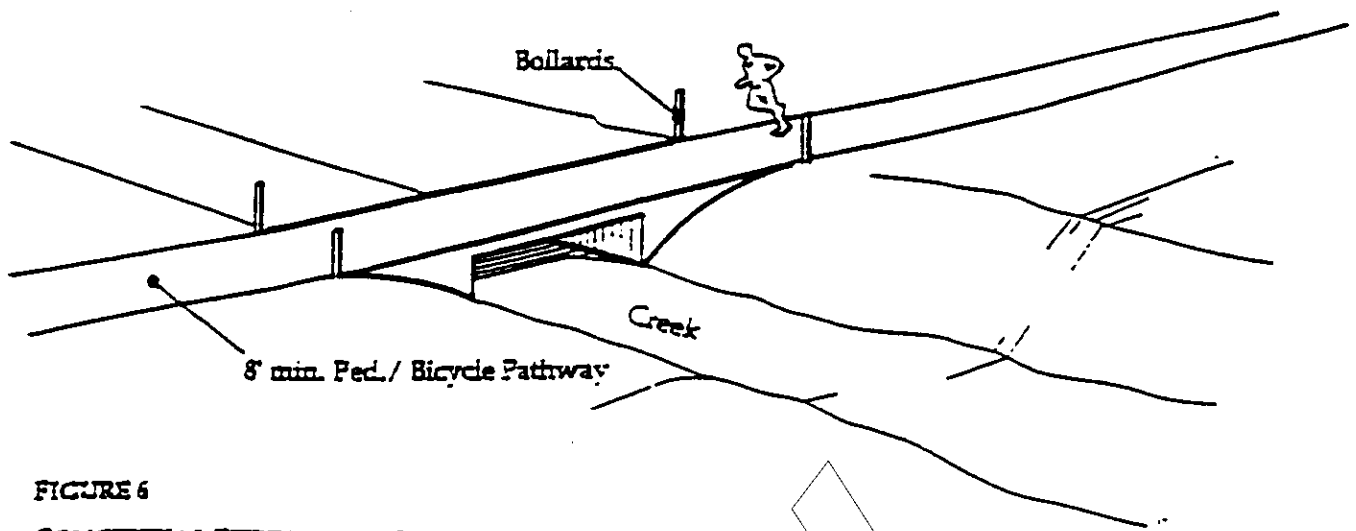


FIGURE 6
CONCEPTUAL PEDESTRIAN CROSSING

Further to the west, Whites Creek breaks into four distinct branches; however, by the time the water has reached South Meadows, the branches are not so clearly defined. The wetlands at the south end of the site are created by one of the branches of Whites Creek. In addition to these two streams, a meandering creek, historic Brown's Creek, will be restored. Brown's Creek is the historic north branch of Whites Creek. Brown's Creek historically terminated on the Double Diamond Ranch because all waters flowing in the creek were used for irrigation and ranching purposes.

These areas provide a substantial amount of open space adjacent to residential and employment uses. The open space edges provide abundant opportunity for pedestrian and bicycle trails, as well as for views to the open space areas and adjacent neighborhoods.

The flood-control channels and wetlands will be owned and maintained by the South Meadows Association or a successor homeowners' association. Any activities within these areas must comply with the Final Wetlands Mitigation Plan Approved under Corps of Engineers Individual Permit under Section 404 of the Clean Water Act (Regulatory Section Permit No. 199400487) as prepared by the Reno office of Huffman and Associates and the Flood Control and Stormwater Master Plan, 2nd draft dated March 9, 1995, prepared by Nimbus Engineers.



As mentioned in the earlier discussion on trails, a path is proposed along Thomas Creek and along historic Brown's Creek adjacent to the large wetlands complex. The paths will be constructed outside delineated wetlands. The location of these paths is shown on the Parks, Open Space, and Trails Plan on page 4. Specifics about the trail system were presented earlier in this document and can also be found in the Design Guidelines for South Meadows Planned Unit Development Phase III and the Double Diamond Ranch PUD Design Guidelines.

Single-Family Residential Orientation to Open Space - Many single-family residential neighborhood will be defined by the adjacent open space. The open space will provide scenic views and, in locations with trails and parks, interaction with the natural environment. Four alternative lotting patterns are proposed adjacent to the open space. Any of these or similar alternatives may be used in the design of individual neighborhoods.

1. **Residential loop system** which allows for visual and/or physical access to open space. Residences at the end of the loop front toward open space to provide residents with a direct view of the open space. (Refer to Figure 7 from the Double Diamond Ranch PUD Design Guidelines.) In locations with a trail, this alternative creates interest by providing views of the fronts of adjacent residences. Also, the perception of security is enhanced by orienting the residences toward the open space.
2. **Cul-de-sacs abutting open space**, thereby, providing direct visual and/or physical access. (Refer to Figure 8 from the Double Diamond Ranch PUD Design Guidelines.) This alternative allows for visual monitoring of the trail and attractive open space views for adjacent residents. Periodic views into the adjacent streets will provide for breaks in the monotony of side and rear yard fencing.
3. Residences front onto open space adjacent to a **single-loaded residential street**. (Refer to Figure 9 from the Double Diamond Ranch PUD Design Guidelines.) This allows for direct visual monitoring of the open space by adjacent residences. Convenient access should be provided by allowing perpendicular streets to "tee" into the single-loaded street every 600 to 1000 feet, or through the provision of a pedestrian access corridor between residential lots.



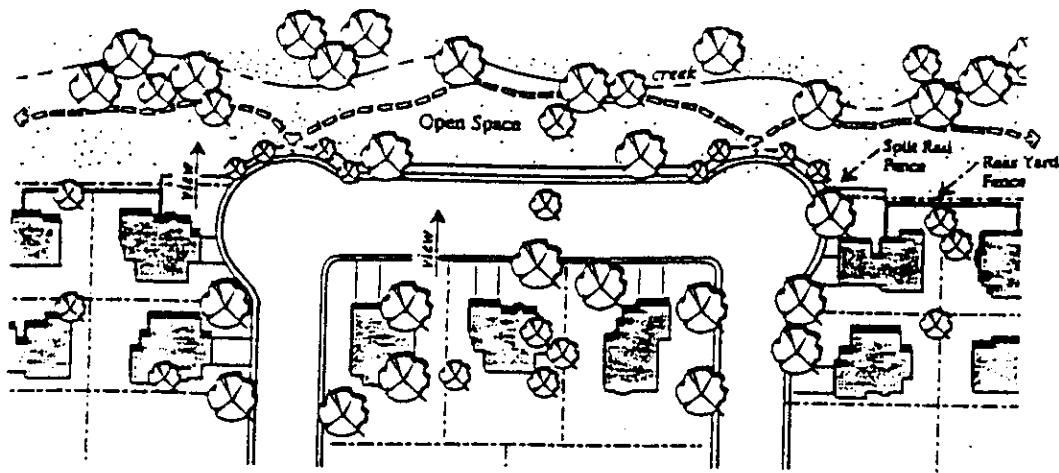


FIGURE 7
LOOP STREET ADJACENT TO OPEN SPACE

4. Residences back onto open space. (Refer to Figure 10 from the Double Diamond Ranch PUD Design Guidelines.) This alternative is aesthetically the least desirable because it diminishes the "eyes to the open space," however, views and surveillance of the open space may be enhanced through the use of open-type fencing, such as wrought iron, rather than solid fencing.

Two types of perimeter fencing will be allowed. One type is a solid fence which is provided where privacy or noise attenuation may be necessary (e.g., near arterials and schools). The other type of perimeter fencing is open fencing, which is provided where views out to the open space are necessary.

Solid perimeter fences will be approximately 6' in height, constructed of wood or masonry, and painted a neutral color. Open fences are located adjacent to the open space areas and the drainage corridor/pedestrianway. The height of these fences will vary between 3'-6" and 6' and will consist of black-painted wrought iron. Split-rail fencing may also be used in some locations (e.g., between wetlands and parks). Split-rail fencing will be 3' tall.

Multi-Family Residential Orientation to Open Space - Both multi-family neighborhoods are adjacent to open space. Residents will not only have a view of the open space but will also have access to the trail system and to a neighborhood park.

Multi-family development adjacent to the open space or park must be sensitive to the relationship they create with these important community open spaces. Multi-family development will be required to comply with the following guidelines:



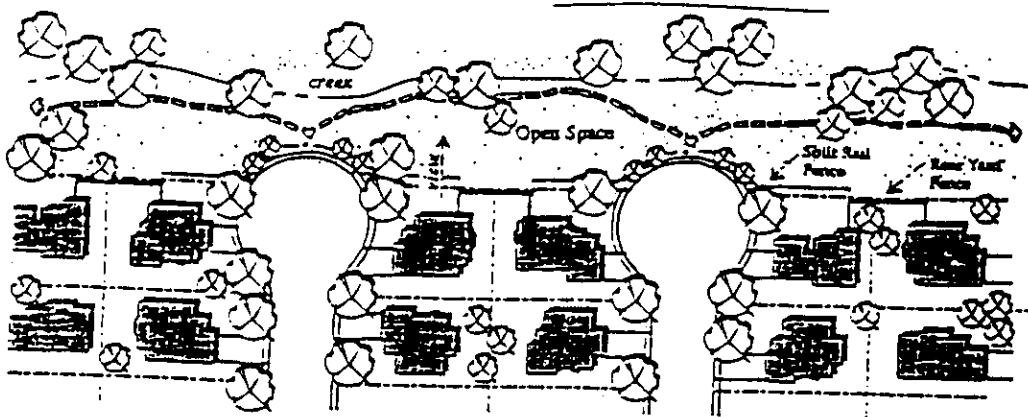


FIGURE 8
CUL-DE-SAC ADJACENT TO OPEN SPACE

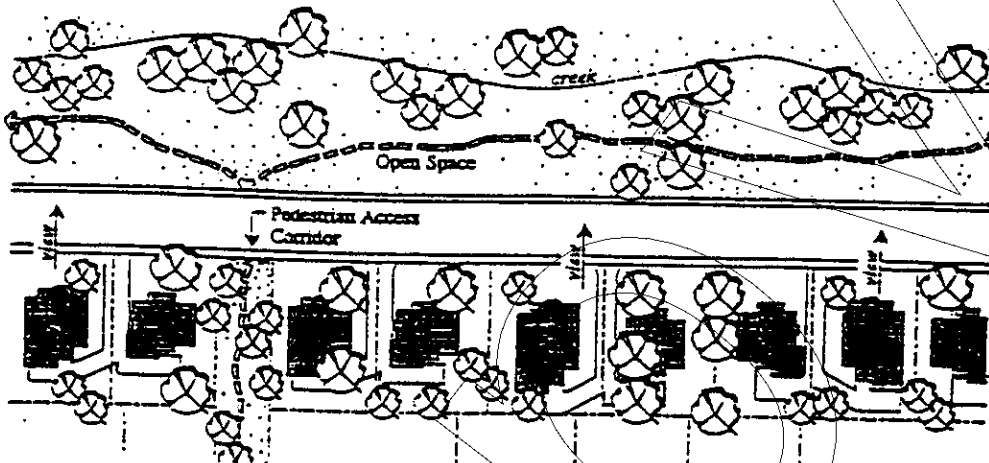


FIGURE 9
SINGLE-LOADED STREET ADJACENT TO OPEN SPACE

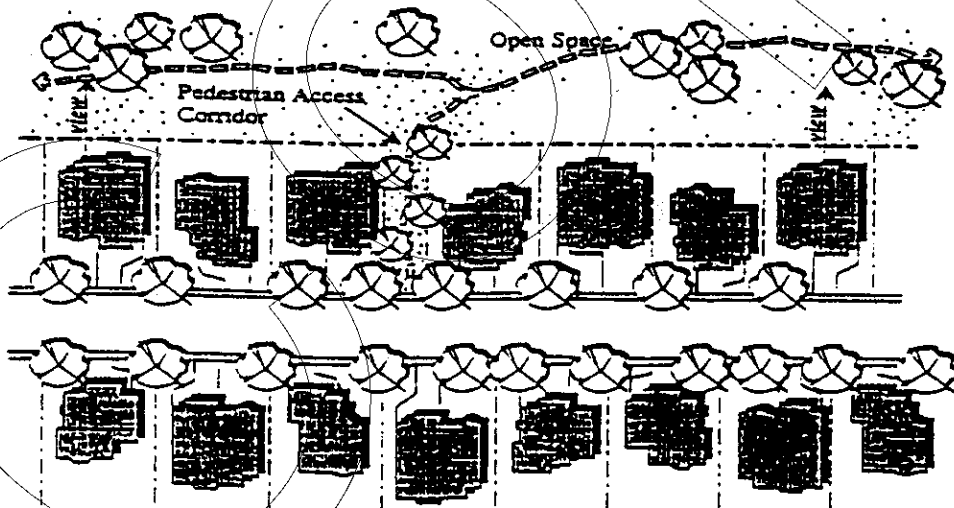


FIGURE 10
RESIDENCES BACKING TO OPEN SPACE



- Loading areas, equipment areas, and other similar uses shall be screened from public view.
- Views of refuse collection areas shall be screened.
- To the extent possible, views of parking areas shall be screened.
- Buildings will be arranged to enhance pedestrian spaces. Building forms should be varied to create a desirable architectural appearance from open space areas.
- View "windows" will be provided to create views of the open space.
- Landscaping will be used to soften the view of the buildings from the open space areas.
- Walls, fences, and/or landscaping may be appropriate to limit potential conflicts between these uses. Two types of perimeter fencing will be allowed. One type is a solid fence which is provided where privacy or noise attenuation may be necessary (e.g., near arterials). The other type of perimeter fencing is open fencing, which is provided where views out to the open space are necessary. Solid perimeter fences will be approximately 6' in height, constructed of wood or masonry, and painted a neutral color. Open fences are located adjacent to the open space area. The height of these fences will vary between 3'-6" and 6' and will consist of black-painted wrought iron. Split-rail fencing may also be used in some locations (e.g., between wetlands and parks).

Non-Residential Orientation to Open Space - Much of the employment and commercial area is bounded by open space. How development on these sites interacts with the open space will be very important. Non-residential development will be required to comply with the following guidelines:

- Loading areas, equipment areas, and other similar uses shall be screened from public view.



- Views of refuse collection areas shall be screened.
- To the extent possible, views of parking areas shall be screened.
- Buildings will be arranged to enhance pedestrian spaces. Building forms should be varied to create a desirable architectural appearance from open space areas.
- View "windows" will be provided to create views of the open space.
- Landscaping will be used to soften the view of the buildings from the open space areas.
- Walls, fences, and/or landscaping may be appropriate to limit potential conflicts between these uses. As discussed in the Design Guidelines for South Meadows Phase III, low fences between wetlands and private parcels will be split-rail. Solid-view screening walls may be used in some locations where noise attenuation or privacy is necessary. Walls will also screen service areas and trash enclosures. Integral color blocks consistent with the building material will be used with a split-face texture. An accent band of an oversized block will be added for horizontal pattern.

Enhancements Within Wetlands and Flood-Control Channels - Any enhancements within these areas must be consistent with the Final Wetland Mitigation Plan Approved under Corps of Engineers Individual Permit under Section 404 of the Clean Water Act (Regulatory Section Permit No. 199400487) as prepared by the Reno office of Huffman and Associates and the Flood Control and Stormwater Master Plan, 2nd draft dated March 9, 1995, prepared by Nimbus Engineers.



EXHIBIT VII

COPY



2701050
06/18/2002
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MAP CONDITION

RECEIVED
NOV 9 4 1996
BY:

Office of the City Clerk

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

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

October 24, 1996

FILED THIS DATE
10, 25, 96
BY: [Signature]
CITY CLERK

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

RE: Case No. 66-92/File 34 (South Meadows/Double Diamond Residential Community)

Dear Applicant:

At a regular meeting held October 22, 1996, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. A zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) under resolution of intent to SFR-6 (Single Family Residential) to PUD (Planned Unit Development) on ±29.26 acres; which will be added to the Double Diamond Residential Community, which is located on a ±798.3 acre site along the south side of South Meadows Parkway ±3,500 feet east of Double R Blvd. in southeast Reno.
- B. Modifications to the PUD Design Guidelines as follows:
 - 1. The range of permitted densities is proposed to be increased to allow ±350 single-family cluster development lots at a density of 6-10 dwelling units per acre in two locations -- Lots 6 and 26 -- although the total number of dwelling units remains unchanged (3,000).



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06/18/2002
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2. The front, side and rear yard setbacks are proposed to be modified to accommodate single-family clustered housing on tentative map lots 6 and 26.
3. Delete the requirement for a special use permit when a tentative map for a clustered development is submitted.
4. Add standards for private streets and private court entrance driveways for the clustered development proposed on lots 6 and 26.
5. Add six (6) design restrictions to the single family clustered lots as follows:
 - a. Variation in Elevations: Every effort will be made to provide variety in the house street frontage elevations. No two identical front elevations will be sited on adjacent lots.
 - b. Projections into Required Setbacks: The roof overhang may project up to 2 feet into the required setbacks. No chimneys, open stairs, eaves or similar architectural features are permitted in any setback area which creates less than a 5 foot separation between buildings.
 - c. Recreational vehicles, boats, and trailers shall not be stored on individual lots or parked in the streets at any time. This provision shall be included with the disclosure statement at the time of sale of each house within the project.
 - d. Accessory structures on the lots are prohibited. This provision shall be included with the disclosure statement at the time of sale of each house within the project.
 - e. Garages shall not be converted into living space or used exclusively for storage. This provision shall be included with the disclosure statement at the time of sale of each house within the project.
 - f. Driveways: A 19-foot driveway is permitted on lots accessible from a street. The driveway is measured from the garage door to either the back of curb or the back of sidewalk. When parking on the lot is accessible from the court entrance and/or the court hammerhead, the court is viewed as an extension of the driveway. In those locations, the minimum driveway length is 18 feet.
6. The cul-de-sac standards are proposed to be modified to be consistent with the February 1, 1996, Reno Fire Department Policy.



7. The perimeter wall standards are proposed to be changed to allow walls constructed of both stucco and masonry materials. As currently written, only masonry walls are permitted.
 8. Change the sidewalk width from 5 feet to 4 feet wide as currently required in Chapter 7, Section 7.3 of the Design Guidelines for local residential streets.
- C. An amendment to the approved 45 lot tentative map which would:
1. Add ± 29.26 acres to the existing ± 769 acre tentative map for a total of ± 798.3 acres;
 2. Enlarge lot 28;
 3. Create a new lot (46) for a total of 46 lots; and
 4. Realign South Meadows Parkway to the northeast such that the added ± 29.26 acres will be located south of this street and contiguous to the existing Double Diamond Residential PUD. A portion of this new acreage will be added to lot 28, with the balance used to create lot 46.

Items A, B and C above are subject to the following conditions:

- 1) Approval of the zoning map amendment; and amendments to the PUD plan and the Design Guidelines as noted in the staff report. The revisions shall be incorporated into the Development Standards Handbook and submitted to staff for review within two (2) months of the date of City Council approval. The amended plan shall be certified by the City Council within four (4) months of the date of City Council's tentative approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.
- 2) Approval of the amendment to the tentative map, subject to compliance with the PUD Design Guidelines and conditions of approval for Case No. 66-92/File 15.



South Meadows Properties

Case No. 66-92/File 34 (South Meadows/Double Diamond Residential Community)

October 24, 1996

Page 4

Sincerely,

Carmi Henderson for

Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Traffic Design Engineer
John Media, Development Services
Reno Fire Department
Double Diamond Ranch LLC
Alex Fittinghoff

COPY



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06/18/2002
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EXHIBIT VIII

COPY



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06/18/2002
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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

April 10, 1997

Randy Walter
SEA, Inc.
950 Industrial Way
Sparks, NV 89431

RE: Case No. 66-92/File 47 (South Meadows/Double Diamond PUD Amendment)

Dear Applicant:

The above referenced case, which was approved by the Planning Commission, will be scheduled for a public hearing before the City Council on April 22, 1997, at 2:00 p.m., at which time you are invited to present testimony. The meeting will be held in the Council Chambers of Reno City Hall, 490 South Center Street, Reno, Nevada.

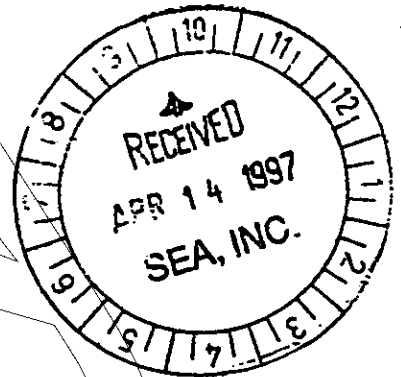
Attached is a copy of the draft staff report regarding the project.

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg



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06/18/2002
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April 22, 1997

PLANNING COMMISSION REPORT

TO: MAYOR AND CITY COUNCIL
THRU: Charles McNeely, City Manager
FROM: Donna H. Kristaponis, Acting Community Development Director
Vern Kloos, Associate Planner
DATE: March 26, 1997
SUBJECT: Case No. 66-92/File 47 (South Meadows/Double Diamond PUD Amendment)

APR 23 1997
CITY OF
RENO

SUMMARY: A request to:

Amend the text of the Double Diamond Ranch PUD to modify the standards for providing sidewalks and under what circumstances they may be deleted.

The ±798 acre site is located on the south side of South Meadows Parkway ±3,500 feet east Double R Boulevard in southeast Reno. The Master Plan land use designation is Single Family Residential.

The Planning Commission recommends approval of the text amendment subject to the condition in the staff report with a modification to the text as written below:

* A final pedestrian circulation plan demonstrating compliance with these criteria shall be approved by staff prior to approval of each final map. The total number of lots on cul-de-sacs without *no* sidewalk on ~~at least one side~~ *either side of street* shall not exceed 25% of the total number of lots within each tentative map.

BACKGROUND/PROBLEM DISCUSSION: At the March 24, 1997, Planning Commission meeting, staff recommended a change to the asterisk portion of the text amendment as written above. This change clarifies that no more than 25% of the lots within each tentative map can be constructed without a sidewalk. The applicant stated that he agreed with this change. No one else spoke for or against the proposal.



ADVISORY COMMISSION VOTE: For approval: Five (5) in favor; none (0) opposed; one (1) absent; one (1) abstain.

PROPOSED MOTION: I move to uphold the recommendation of the Planning Commission to approve the amendment to the PUD standards, subject to the condition in the staff report and a modification to the text as contained in this report.

COPY



EXHIBIT IX

COPY





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

April 30, 1998

Kreg Rowe
Double Diamond Ranch
800 South Meadows Parkway, Suite 1
Reno, NV 89511

FILED THIS DATE

4 130 1998
BY: [Signature]
CITY CLERK

RE: Case No. 251-98 (Double Diamond/Village 13)

Dear Applicant:

At a regular meeting held April 28, 1998, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for an amendment to the text for Sections 7.1 and 7.2.2 of the Residential Neighborhood Design Standards contained within the Double Diamond Ranch PUD; and a tentative map to develop in two phases an 86 lot single family residential subdivision on an ±18.6 acre site located along the west side of Double Diamond Parkway ±2000 feet south of its intersection with South Meadows Parkway in a PUD (Planned Unit Development) zone, subject to the following conditions:

PUD Plan Amendment

Within three (3) months of the date of City Council approval, the applicant shall incorporate the revisions contained in Exhibit A of this report into the Design Guidelines to the satisfaction of staff, have the revisions certified by City Council, and recorded. Failure to comply with this time limit shall render this approval null and void.



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Tentative Map

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void.
3. The applicant shall record a maximum of two (2) final maps containing a minimum of 40 lots per final map.

Urban Design

4. Prior to the issuance of a building permit for lots (7-12 and 53-55) backing onto Double Diamond Parkway, the applicant shall provide documentation on construction materials and techniques to demonstrate adequate noise mitigation to achieve a maximum interior noise levels of 45 dBA, to the satisfaction of the Community Development Department.
5. Prior to approval of each final map, the applicant shall have plans approved for installation of all common area, front yard, tot lot and open space landscaping and improvements; and demonstrate that these amenities will be maintained by the project homeowners association or master association, as applicable. Said improvements shall be installed prior to issuance of a certificate of occupancy for each phase, with the exception of front yard landscaping, which shall be installed prior to issuance of a certificate of occupancy for each house. Landscaping for the front yard of each lot shall consist of (a) a minimum of two (2) 1½ inch caliper deciduous trees for each interior lot; (b) three (3) 1½ inch caliper deciduous trees for each corner lot; and (c) shrubs and ground cover.
6. Prior to the approval of any final map, the applicant shall submit a map identifying the roadway standards, building envelopes and yards on each lot and the respective building setbacks consistent with the tentative map.

Public Safety

7. Prior to approval of each final map, the applicant shall submit a final geotechnical report detailing any potentially active faults on the site, site specific liquefaction potential, and recommended building setbacks and construction methods to address these issues.



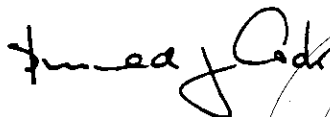
Public/Private Improvements

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. Prior to the issuance of any certificate of occupancy, the applicant shall install "Private Street" signs and traffic/parking control signs, to the approval of the Community Development Department.
10. Prior to approval of a final map containing lots 4-15, the applicant shall have plans approved for a minimum 30 foot diameter landscape planter placed within the center of the 90' diameter turn-around area. Landscaping installed shall be consistent with other open space/common areas within the project.

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

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
Randy Walter, MacKay and Soms Civil Engineers, Inc.



EXHIBIT A

21013-00

Zone Change Request

In order to avoid making a whole series of changes in setback requirements and roadway design criteria, we would propose making a single global change to Chapter 7 of the PUD Design Guidelines:

- **7.1 Residential Design Standards**
- All "Standard Developments", sometimes referred to herein as "Standard Building" (typical detached single family homes developed on customary lot sizes) within the PUD will be consistent with the Single Family Residential 6,000 square feet (SFR-6) zone district and City of Reno standards, except as outlined in this section, with regard to site coverage, building height and setbacks (*see exhibit V "Standards For The SFR-6 Zone District"*). Most neighborhoods will be developed as Standard Developments on single family lots ranging in size from 50 to 85 feet in width with depths ranging from 100 to 110 feet. These Standard Developments shall utilize the standard setback and street design criteria specified in Table 4 and Table 5. In order to obtain a larger variety of mixed housing styles, some neighborhoods, however, may contain lots with a minimum width of 45 feet and a minimum depth of 80 feet or lot size of 4,500 sq. ft. These neighborhoods shall be limited to gross densities of less than 6 dwelling units per acre. They may utilize a combination of "Standard Development" or "Cluster Development" design standards for building setbacks and roadway designs, provided the yard setback standards and roadway design criteria are specified on the tentative map for these neighborhoods. Lots narrower than 45 feet and less than 80 feet in depth 4,500 sq. ft. in size may be found in high density (6 or more dwelling units per acre) developments within the PUD (hereinafter referred to as "Cluster Developments") These developments shall be required to follow the "Cluster Development" design criteria.
- **7.2.2. Minimum Lot Area and Width** – Lots for Standard Developments within the PUD shall provide the following minimum dimensions and sizes. Corner lots shall be minimum 5,500 square feet in area with a 55 foot average width. Interior lots shall be a minimum 4,500 square feet with a 45-foot average width per lot.
- Lots utilizing the combination standard/cluster design criteria shall be a minimum of 4,500 sq. ft. in size with an average lot width of 45 ft. at a gross density of <6 d.w/ac. A Maximum of 50% of the Standard Development subdivision lots may utilize the combination Standard/Cluster building setback and street design standards.
- Lots smaller than 4,500 square feet may be allowed within the PUD in high density Cluster Developments. Lots in Cluster Developments will have a minimum lot size of 2,700 square feet with a 38 foot average width per lot.

When Recorded
 Please return to:
 MacKay & Soms Civil Engineers, Inc
 Will Call

DOC # 2701050
 06/18/2002 02:56P Fee:180.00
 BK1
 Requested By
 DOUBLE DIAMOND RANCH LLC
 Washoe County Recorder
 Kathryn L. Burke - Recorder
 Pg 187 of 187 RPTT 0.00

