

FIGURE 1 - LAND USE AMENDMENTS

1995 Amendment Land Use	Acreage	2011 Amendment Land Use	Acreage	2015 Amendment Land Use	Acreage	2018 Amendment Land Use	Acreage	2025 Proposed Amendment	Acreage
Single Family	±82.9	Single Family	±9.5	Single Family	±55.1	Single Family	±39.9	Single Family	±47.1
Equestrian/A gricuture	±24.6	Equestrian Events Facility	±23.8	Equestrian Center	±17.4	Equestrian Center	±7.2		
Limited Commercial	±1.9	Equestrian/ Livestock Pasture	±25	Estates Residential	±1.9	Estates Residential	±10.8	Estates Residential	±10.8
Edge Treatment	±5.8	Retail Commercial	±12.3	Retail Commercial	±12.3	North Commercial	±12.3	North Commercial	±12.3
Parkway Landscape	±0.3	Office/ Medical	±18.3	Office/ Medical	±11.8	South Commercial	±11.4	South Commercial	±11.4
		Special Events Center	±7.0	Events Center	±14.5	Events Center	±12.8	Events Center	±12.8
		Special Events Lodging	±5.5	Cottages	±8.9	Cottages	±27.4	Cottages	±27.4
		Ranch Headquarters	±1.4	Urban Residential	±14.6	Urban Residential	±14.6	Urban Residential	±14.6
		Open Space	±10.8	Backbone Roads	±4.5	Backbone Roads	±3.8	Backbone Roads	±3.8
		Streets (private)	±3.6						
TOTAL	±115.5		±117.2		±141		±141		±141

FIGURE 2 – DWELLING UNIT AMENDMENTS

Land Use	2015		2018		2025 (Proposed)	
	Acreage	Units	Acreage	Units	Acreage	Units
Events Center	±14.5	14	±12.8	12	±12.8	12
Equestrian Center	±17.4	17	±7.2	7	-	-
North Commercial	±12.3	-	±12.3	-	±12.3	-
South Commercial	±11.8	-	±11.4	-	±11.4	-
Estates Residential	±1.9	1	±10.8	10	±10.8	10
Urban Residential	±14.6	310	±14.6	310	±14.6	107
Cottages	±8.9	58	±27.4	250	±27.4	178
Single Family	±55.1	322	±33.9	133	±47.1	162
Backbone Roadways	±4.5	-	±3.8	-	±3.8	-
Total	±141	722	±141	722	±141	469

FIGURE 3 – 1995 RANCHARRAH DEVELOPMENT PLAN

The following table presents a statistical description of the Rancharrah Development Plan.

Table 1 Development Plan Statistics	
Estate Lots	51 +/- lots
Unit Yield (Includes 4 Existing Residences)	
Minimum Lot Size	15,000 s.f.
Average Lot Size	31,858 s.f.
Private Street Acreage	9.6 +/- ac.
Total Acreage	46.9 +/- ac.
Luxury Lots	104 +/- lots
Unit Yield	8,000 s.f.
Minimum Lot Size	11,350 +/- s.f.
Average Lot Size	8.9 +/- ac.
Private Street Acreage	36.0 +/- ac.
Total Acreage	16.5 +/- ac.*
Community Areas	1.9 +/- ac.
Equestrian/Agricultural Areas	10,000 s.f.
Limited Commercial Area	10,000 s.f.
Maximum Retail Building Area	5.8 +/- ac.
Maximum Office Building Area	.3 +/- ac.**
Edge Treatments/Buffer Yards	24.2 +/- ac.
Parkway/Street Landscaping	107.1 +/- ac.
Total Acreage	
Grand Total Acreage	

*Optional Single Family residential development of equestrian/agricultural area at 1 dwelling unit per .5 acres would yield 33 additional dwelling units for a total of 188.

**Included in street acreages.

FIGURE 4 – 2015 CITY COUNCIL CONDITIONS OF APPROVAL

THREE CONDITIONS/STIPULATIONS APPROVED AND ADDED BY THE CITY COUNCIL ON MAY 13, 2015:

1. The master developer shall dedicate a minimum 15-foot wide public use easement to the City of Reno for a pedestrian trail along the Lake Ditch and connecting to Del Monte Lane along the southern boundary of the Rancharrah PUD. The construction of the trail shall be subject to the approval of the Lake Ditch Company and other reviewing agencies, as applicable. If constructed by the master developer, the trail construction costs may be credited toward the PUD's required Residential Construction Taxes, subject to approval by the City Council.
2. The land use type "Community Center/Clubhouse, private" shall be consistent throughout the handbook to read "Community Center/Clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), etc.).)".
3. In the event that the combined +/- 31.9 acre Equestrian Center and/or the Events Center are discontinued, the aforementioned land use categories shall have an underlying allowable residential density of 1 du/acre. The potential to add 31 residential units is allowed in addition to the approved 691 dwelling units identified in the PUD (maximum of 722 residential units).