

BILL NO.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", REZONING A ±112.6 ACRE SITE LOCATED WITH ±1,981.32' OF FRONTAGE ON LEMMON DRIVE, ±476.82' OF FRONTAGE ON SKY VISTA PARKWAY, AND ±732.1' OF FRONTAGE ON VISTA KNOLL PARKWAY FROM ±112.6 ACRES OF PLANNED UNIT DEVELOPMENT (PUD) TO ±48.31 ACRES OF MULTI-FAMILY RESIDENTIAL (MF-14), ±44.39 ACRES OF PARKS, GREENWAYS AND OPEN SPACE (PGOS), ±16.17 ACRES OF MULTI-FAMILY RESIDENTIAL (MF-30), AND ±3.73 ACRES OF GENERAL COMMERCIAL (GC); TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1431 relating to a ±112.6 acre site located with ±1,981.32' of frontage on Lemmon Drive, ±476.82' of frontage on Sky Vista Parkway, and ±732.1' of frontage on Vista Knoll Parkway and more particularly described in the attached "Exhibit A-1", "Exhibit A-2", "Exhibit A-3", "Exhibit A-4", and "Exhibit A-5", and rezoning said property from ±112.6 acres of Planned Unit Development (PUD) to ±48.31 acres of Multi-Family Residential (MF-14), ±44.39 acres of Parks, Greenways and Open Space (PGOS), ±16.17 acres of Multi-Family Residential (MF-30), and ±3.73 acres of General Commercial (GC), the same to read as follows:

Sec. 18.02.102(b).1431. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00005, thereby changing the use of land indicated therein, relating to a ±112.6 acre site located with ±1,981.32' of frontage on Lemmon Drive, ±476.82' of frontage on Sky Vista Parkway, and ±732.1' of frontage on Vista Knoll Parkway more particularly described in attached "Exhibit A-1", "Exhibit A-2", "Exhibit A-3", "Exhibit A-4", and "Exhibit A-5", and rezoning said property from ±112.6 acres of Planned Unit Development (PUD) to ±48.31 acres of Multi-Family Residential (MF-14), ±44.39 acres of Parks, Greenways and Open Space (PGOS), ±16.17 acres of Multi-Family Residential (MF-30), and ±3.73 acres of General Commercial (GC).

CASE NO. LDC23-00005 (Highland Zoning Map Amendment)
APN NO's. 086-380-30 and 086-380-33

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, 202__, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 202__.

HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE:

EXHIBIT "A-1"
OPEN SPACE AREA 1

All that certain real property situate within a portion of the North one-half (N1/2) of Section 9, Township 20 North, Range 19 East, M.D.M., County of Washoe, State of Nevada, also being a portion of Parcel 4-B of Dedication Tract Map No. 4950, recorded September 29, 2010 as File No. 3927554, and a portion of Parcel A of Parcel Map No. 4872 recorded December 21, 2007 as File No. 3605346, Official Records of the County of Washoe, State of Nevada being more particularly described as follows:

BEGINNING at the northwesterly corner of said Parcel 4-B from which the Northwest corner of said Section 9 bears North 89°54'52" West, 1453.07 feet;

THENCE along the northerly line of said Parcel 4-B, South 89°54'52" East, 1183.04 feet;

THENCE continuing along said northerly line of Parcel 4-B, South 89°38'13" 1670.86 feet to a point on the northeasterly corner of said Lot A, a point on the westerly right-of-way line of Lemon Drive;

THENCE along said westerly right-of-way line of Lemon Drive, from a radial bearing of South 76°31'24" East, 424.79 feet along the arc of a curve to the left, having a radius of 2060.00 feet, and central angle of 11°48'54";

THENCE continuing along said westerly right-of-way line of Lemon Drive, South 88°20'38" East, 10.00 feet;

THENCE continuing along said westerly right-of-way line of Lemon Drive, from a radial bearing of South 88°20'18" East, 268.01 feet along the arc of a curve to the left, having a radius of 2050.00 feet, and central angle of 07°29'26";

THENCE continuing along said westerly right-of-way line of Lemon Drive, South 05°49'44" East, 478.70 feet;

THENCE leaving said westerly right-of-way line of Lemon Drive, South 84°10'16" West, 10.11 feet;

THENCE from a radial bearing of South 84°10'15" West, 77.81 feet along the arc of a curve to the right, having a radius of 40.00 feet, and central angle of 111°27'17";

THENCE from a radial bearing of North 15°37'33" East, 232.30 feet along the arc of a curve to the right, having a radius of 224.00 feet, and central angle of 59°25'03";

THENCE North 14°57'16" West, 383.76 feet;

THENCE 486.26 feet along the arc of a curve to the left, having a radius of 330.00 feet, and central angle of 84°25'34";

THENCE 197.46 feet along the arc of a curve to the left, having a radius of 230.00 feet, and central angle of 49°11'22";

THENCE South 32°19'50" West, 236.02 feet;

THENCE 45.22 feet along the arc of a curve to the left, having a radius of 329.00 feet, and central angle of $07^{\circ}52'29''$;

THENCE 357.32 feet along the arc of a curve to the right, having a radius of 971.00 feet, and central angle of $21^{\circ}05'03''$;

THENCE North $37^{\circ}22'21''$ West, 201.47 feet;

THENCE North $29^{\circ}28'12''$ East, 103.20 feet;

THENCE North $36^{\circ}24'29''$ East, 90.43 feet;

THENCE North $26^{\circ}17'51''$ East, 66.53 feet;

THENCE North $15^{\circ}28'15''$ East, 66.72 feet;

THENCE North $04^{\circ}38'39''$ East, 66.72 feet;

THENCE North $06^{\circ}10'57''$ West, 66.62 feet;

THENCE North $16^{\circ}37'45''$ West, 59.28 feet;

THENCE North $20^{\circ}11'30''$ West, 97.84 feet;

THENCE North $00^{\circ}58'54''$ East, 66.75 feet;

THENCE North $30^{\circ}32'34''$ East, 36.71 feet;

THENCE North $02^{\circ}53'34''$ East, 120.59 feet;

THENCE North $34^{\circ}57'58''$ West, 110.63 feet;

THENCE North $70^{\circ}08'40''$ West, 103.17 feet;

THENCE South $80^{\circ}55'47''$ West, 103.74 feet;

THENCE South $41^{\circ}57'47''$ West, 142.50 feet;

THENCE South $05^{\circ}20'38''$ West, 124.76 feet;

THENCE South $30^{\circ}44'34''$ East, 29.10 feet;

THENCE South $00^{\circ}58'54''$ West, 89.03 feet;

THENCE South $76^{\circ}17'05''$ West, 27.40 feet;

THENCE South $67^{\circ}11'53''$ West, 66.25 feet;

THENCE South $56^{\circ}22'17''$ West, 66.74 feet;

THENCE South $45^{\circ}32'41''$ West, 66.02 feet;

THENCE South $37^{\circ}22'40''$ West, 52.36 feet;

THENCE South $36^{\circ}43'22''$ West, 75.17 feet;

THENCE South 39°48'41" West, 56.52 feet;

THENCE South 52°42'19" West, 310.28 feet;

THENCE North 79°54'46" West, 129.06 feet;

THENCE South 61°12'11" West, 121.12 feet;

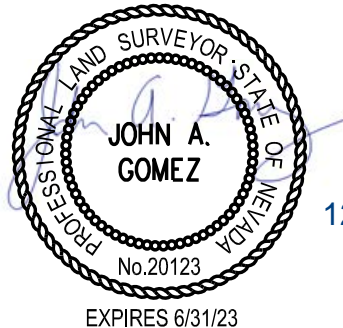
THENCE South 20°18'41" West, 316.62 feet to a point on the westerly line of said Parcel 4-B;

THENCE along said westerly line of Parcel 4-B, North 21°12'57" West, 1233.16 feet to the **POINT OF BEGINNING**, and end of this description.

Containing 39.98 acres, more or less.

The Basis of Bearings for this description the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Refer to Exhibit "B-1" attached hereto and by this reference made a part of.



12-1-2022

Prepared by:
Lumos & Associates, Inc.
John A. Gomez, P.L.S. 20123
9222 Prototype Drive
Reno, NV 89521



A.P.N. 086-390-06
UNITED STATES OF AMERICA

A.P.N. 086-390-31
NORTH PEAK
OWNER NV, LLC
PARCEL C-1
(R.O.S. 5804)

SHEET 2

POINT OF
BEGINNING

S89°54'52"E 1183.04'

**OPEN SPACE
AREA 1
39.98 AC.**

N21°12'57"W 1233.16'

VISTA ENCLAVE
SUBDIVISION

S20°18'41"W
316.62'

L29

L28

S52°42'19"W
310.28'

L27

L25

L24

L23

L22

L21

L20

L19

L18

L17

L16

A.P.N. 086-380-30
CADO SV LAND, LLC
PARCEL 4-B
(D.T.M. 4950)

SHEET 1 OF 3



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-1"
OPEN SPACE ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022

Scale: 1" = 250'

Job No: 10051.004

Drawn By: DMS

FILE NAME: \\la.lumosengineering.net\Shared\LAProj\10051.004 - Highland Tentative Map\Survey\DWG\EXHIBITS\10051.004\EXH-ZONING-OS-AREA 1.dwg



A.P.N. 086-390-31
NORTH PEAK OWNER NV, LLC
PARCEL C-1
(R.O.S. 5804)

A.P.N.
086-390-32
NORTH PEAK OWNER NV, LLC
PARCEL A-2
(P.M. 5544)

A.P.N.
086-390-30
COMMONWEALTH
REN-1, LLC
PARCEL B-1
(R.O.S. 5804)

A.P.N.
086-390-33
ERGS, INC.
PARCEL A-3
(P.M. 5544)

S89°38'13"E 1670.86'

SHEET 1

**OPEN
SPACE
AREA 1**
39.98 AC.

A.P.N. 086-380-33
CADO
LEMONADE, LLC
PARCEL A
(P.M. 4872)

A.P.N. 086-380-30
CADO SV LAND, LLC
PARCEL 4-B
(D.T.M. 4950)

LEMON DRIVE

SHEET 2 OF 3



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-1"
OPEN SPACE ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022

Scale: 1" = 250'

Job No: 10051.004

Drawn By: DMS

FILE NAME: \\la.lumosengineering.net\Shared\LAProj\10051.004 - Highland Tentative Map\Survey\DWG\EXHIBITS\10051.004\EXH-ZONING-OS-AREA 1.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°20'38"E	10.00'
L2	S84°10'16"W	10.11'
L3	N29°28'12"E	103.20'
L4	N36°24'29"E	90.43'
L5	N26°17'51"E	66.53'
L6	N15°28'15"E	66.72'
L7	N4°38'39"E	66.72'
L8	N6°10'57"W	66.62'
L9	N16°37'45"W	59.28'
L10	N20°11'30"W	97.84'
L11	N0°58'54"E	66.75'
L12	N30°32'34"E	36.71'
L13	N2°53'34"E	120.59'
L14	N34°57'58"W	110.63'
L15	N70°08'40"W	103.17'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S80°55'47"W	103.74'
L17	S41°57'47"W	142.50'
L18	S5°20'38"E	124.76'
L19	S30°44'34"E	29.10'
L20	S0°58'54"W	89.03'
L21	S76°17'05"W	27.40'
L22	S67°11'53"W	66.25'
L23	S56°22'17"W	66.74'
L24	S45°32'41"W	66.02'
L25	S37°22'40"W	52.36'
L26	S36°43'22"W	75.17'
L27	S39°48'41"W	56.52'
L28	N79°54'46"W	129.06'
L29	S61°12'11"W	121.12'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	111°27'17"	40.00'	77.81'
C2	59°25'03"	224.00'	232.30'
C3	49°11'22"	230.00'	197.46'
C4	7°52'29"	329.00'	45.22'

SHEET 3 OF 3



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-1"
OPEN SPACE ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022

Scale: 1" = 250'

Job No: 10051.004

Drawn By: DMS

EXHIBIT "A-2"
OPEN SPACE AREA 2

All that certain real property situate within a portion of the North one-half (N1/2) of Section 9, Township 20 North, Range 19 East, M.D.M., County of Washoe, State of Nevada, also being a portion of Parcel 4-B of Dedication Tract Map No. 4950, recorded September 29, 2010 as File No. 3927554, and a portion of Parcel A of Parcel Map No. 4872 recorded December 21, 2007 as File No. 3605346, Official Records of the County of Washoe, State of Nevada being more particularly described as follows:

BEGINNING at the southeasterly corner of said Parcel A, a point on the westerly right-of-way line of Lemon Drive;

THENCE along the southerly line of said Parcel A, North 88°20'45" West, 426.16 feet to a point on the easterly line of said Parcel 4-B;

THENCE along said easterly line of Parcel 4-B, North 01°39'15" East, 64.53 feet;

THENCE leaving said easterly line of Parcel 4-B, North 07°26'38" West, 59.88 feet;

THENCE North 16°40'36" West, 57.72 feet;

THENCE North 25°54'33" West, 68.28 feet;

THENCE North 37°11'21" West, 98.02 feet;

THENCE North 55°45'59" West, 40.92 feet;

THENCE North 11°54'18" West, 25.69 feet;

THENCE North 26°13'35" West, 39.45 feet;

THENCE 45.46 feet along the arc of a curve to the left, having a radius of 59.28 feet, and central angle of 43°56'24";

THENCE North 64°33'29" East, 223.93 feet;

THENCE South 46°35'14" East, 72.76 feet;

THENCE South 35°00'28" East, 54.54 feet;

THENCE South 39°22'34" East, 45.88 feet;

THENCE South 33°03'39" East, 78.67 feet;

THENCE 51.51 feet along the arc of a curve to the left, having a radius of 40.00 feet, and central angle of 73°47'02";

THENCE North 73°09'19" East, 196.52 feet to a point on said westerly right-of-way line of Lemon Drive;

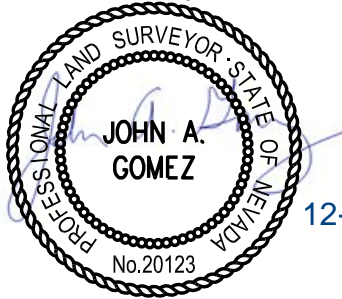
THENCE along said westerly right-of-way line of Lemon Drive, South 05°49'44" East, 196.52 feet;

THENCE continuing along said westerly right-of-way line of Lemon Drive, 56.16 feet along the arc of a curve to the right, having a radius of 1225.00 feet, and central angle of $02^{\circ}37'37''$ to the **POINT OF BEGINNING**, and end of this description.

Containing 4.41 acres, more or less.

The Basis of Bearings for this description the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Refer to Exhibit "B-2" attached hereto and by this reference made a part of.



12-1-2022

Prepared by:

Lumos & Associates, Inc.

John A. Gomez, P.L.S. 20123

9222 Prototype Drive

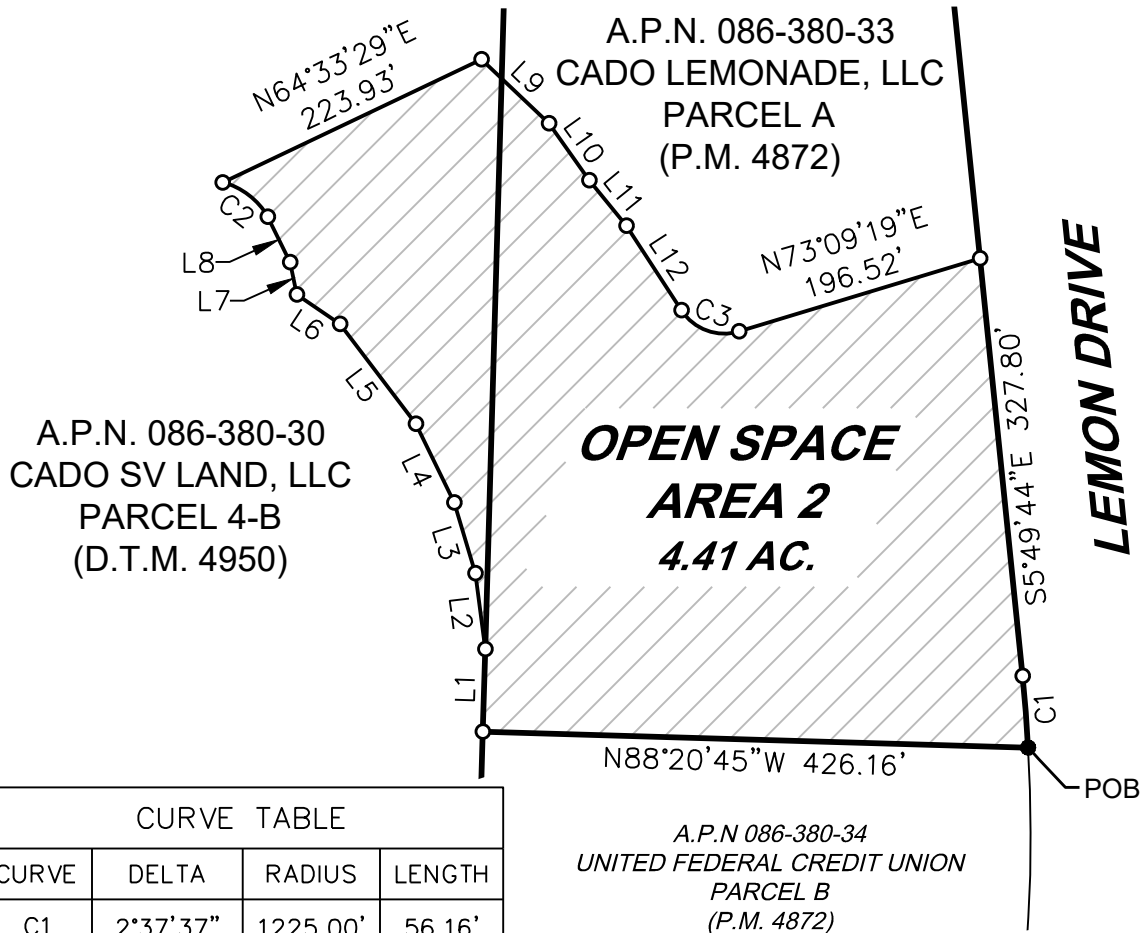
Reno, NV 89521

EXPIRES 6/31/23



LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°39'15"E	64.53'
L2	N7°26'38"W	59.88'
L3	N16°40'36"W	57.72'
L4	N25°54'33"W	68.28'
L5	N37°11'21"W	98.02'
L6	N55°45'59"W	40.92'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N11°54'18"W	25.69'
L8	N26°13'35"W	39.45'
L9	S46°35'14"E	72.76'
L10	S35°00'28"E	54.54'
L11	S39°22'34"E	45.88'
L12	S33°03'39"E	78.67'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°37'37"	1225.00'	56.16'
C2	43°56'24"	59.28'	45.46'
C3	73°47'02"	40.00'	51.51'



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-2"
OPEN SPACE ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022

Scale: 1" = 150'

Job No: 10051.004

Drawn By: DMS

EXHIBIT "A-3"
MULTI FAMILY-14 AREA

All that certain real property situate within a portion of the North one-half (N1/2) of Section 9, Township 20 North, Range 19 East, M.D.M., County of Washoe, State of Nevada, also being a portion of Parcel 4-B of Dedication Tract Map No. 4950, recorded September 29, 2010 as File No. 3927554, Official Records of the County of Washoe, State of Nevada being more particularly described as follows:

COMMENCING at the northwesterly corner of said Parcel 4-B;

THENCE along the westerly line of said Parcel 4-B, South 21°12'57" East, 1233.13 feet to the **POINT OF BEGINNING**;

THENCE leaving said westerly line of Parcel 4-B, North 20°18'41" East, 316.62 feet;

THENCE North 61°12'11" East, 121.12 feet;

THENCE South 79°54'46" East, 129.06 feet;

THENCE North 52°42'19" East, 321.34 feet;

THENCE North 36°43'22" East, 169.48 feet;

THENCE North 45°32'41" East, 69.93 feet;

THENCE North 56°22'17" East, 66.72 feet;

THENCE North 67°11'53" East, 66.26 feet;

THENCE North 76°17'05" East, 28.81 feet;

THENCE North 00°31'20" West, 90.34 feet;

THENCE North 30°44'34" West, 27.17 feet;

THENCE North 05°20'38" West, 124.76 feet;

THENCE North 41°57'47" East, 142.51 feet;

THENCE North 80°55'47" East, 103.74 feet;

THENCE South 70°08'40" East, 103.18 feet;

THENCE South 34°57'58" East, 110.63 feet;

THENCE South 02°53'34" West, 120.59 feet;

THENCE South 30°32'34" West, 41.90 feet;

THENCE South 03°41'33" East, 70.74 feet;

THENCE South 20°11'30" East, 88.98 feet;

THENCE South 16°37'45" East, 59.28 feet;

THENCE South 06°10'57" East, 66.62 feet;

THENCE South 04°38'39" West, 66.72 feet;

THENCE South 15°28'15" West, 66.72 feet;

THENCE South 26°17'51" West, 66.53 feet;

THENCE South 36°24'29" West, 90.43 feet;

THENCE South 29°28'12" West, 103.20 feet;

THENCE South 37°43'35" East, 201.32 feet;

THENCE North 43°45'11" East, 58.06 feet;

THENCE South 46°32'55" East, 60.02 feet;

THENCE South 22°26'53" East, 353.49 feet;

THENCE South 56°45'16" East, 143.66 feet;

THENCE South 78°44'10" East, 315.03 feet;

THENCE from a radial bearing of South 15°36'38" West, 45.33 feet along the arc of a curve to the right, having a radius of 59.28 feet, and through a central angle of 43°48'47";

THENCE South 26°13'35" East, 39.44 feet;

THENCE South 11°54'18" East, 25.69 feet;

THENCE South 55°45'59" East, 40.92 feet;

THENCE South 37°11'21" East, 98.02 feet;

THENCE South 25°54'33" East, 68.28 feet;

THENCE South 16°40'36" East, 57.72 feet;

THENCE South 07°26'38" East, 59.88 feet to a point on the easterly line of said Parcel 4-B;

THENCE along said easterly line of Parcel 4-B, South 01°39'15" West, 744.86 feet to a point on the northerly right-of-way line of Sky Vista Parkway;

THENCE along said northerly right-of-way line of Sky Vista Parkway, from a radial bearing of South 15°27'08" West, 209.43 feet along the arc of a curve to the left, having a radius of 869.00 feet, and through a central angle of 13°48'31";

THENCE continuing along said northerly right-of-way line of Sky Vista Parkway, North 88°21'23" West, 248.89 feet;

THENCE leaving said northerly right-of-way line of Sky Vista Parkway, North 01°40'54" East, 99.79 feet;

THENCE North 05°57'27" West, 63.98 feet;

THENCE South 84°02'33" West, 9.65 feet;

THENCE North 01°38'34" East, 322.01 feet;

THENCE North 88°21'26" West, 14.62 feet;

THENCE 6.98 feet along the arc of a curve to the right, having a radius of 4.50 feet, and through a central angle of 88°55'46";

THENCE from a radial bearing of North 89°25'38" West, 33.86 feet along the arc of a curve to the left, having a radius of 50.50 feet, and through a central angle of 38°24'52";

THENCE North 37°50'30" West, 0.50 feet;

THENCE 33.91 feet along the arc of a curve to the right, having a radius of 49.50 feet, and through a central angle of 39°15'10";

THENCE North 01°24'40" East, 169.36 feet;

THENCE 76.87 feet along the arc of a curve to the left, having a radius of 70.50 feet, and through a central angle of 62°28'22";

THENCE North 61°03'42" West, 409.37 feet;

THENCE 9.94 feet along the arc of a curve to the left, having a radius of 50.50 feet, and through a central angle of 11°16'38";

THENCE North 72°20'20" West, 112.71 feet;

THENCE 19.16 feet along the arc of a curve to the left, having a radius of 50.50 feet, and through a central angle of 21°44'21";

THENCE 145.54 feet along the arc of a reverse curve to the right, having a radius of 181.50 feet, and through a central angle of 45°56'36";

THENCE North 48°08'06" West, 15.70 feet to a point on the westerly right-of-way line of Vista Knoll Parkway;

THENCE along said westerly right-of-way line of Vista Knoll Parkway, North 41°51'54" East, 6.50 feet to a point on the northerly right-of-way line of Vista Knoll Parkway;

THENCE along said northerly right-of-way line of Vista Knoll Parkway, North 48°08'06" West, 20.44 feet;

THENCE continuing along said northerly right-of-way line of Vista Knoll Parkway, 28.27 feet along the arc of a curve to the right, having a radius of 18.00 feet, and through a central angle of 90°00'00";

THENCE continuing along said northerly right-of-way line of Vista Knoll Parkway, North 48°08'06" West, 64.00 feet to a point on the westerly right-of-way line of said Vista Knoll Parkway;

THENCE along said westerly right-of-way line of Vista Knoll Parkway, South 41°51'54" West,

366.60 feet;

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, 109.26 feet along the arc of a curve to the left, having a radius of 358.50 feet, and through a central angle of 17°27'43";

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, 21.91 feet along the arc of a curve to the left, having a radius of 467.00 feet, and through a central angle of 02°41'16:

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, North 63°10'52" West, 5.02 feet;

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, 296.54 feet along the arc of a curve to the left, having a radius of 472.00 feet, and through a central angle of 35°59'49";

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, South 14°13'38" East, 100.16 feet;

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, South 12°41'36" East, 149.43 feet;

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, South 14°13'38" East, 115.91 feet;

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, 83.46 feet along the arc of a curve to the right, having a radius of 384.00 feet, and through a central angle of 12°27'09";

THENCE continuing along said westerly right-of-way line of Vista Knoll Parkway, 28.49 feet along the arc of a curve to the right, having a radius of 42.50 feet, and through a central angle of 38°24'48" to a point on said northerly right-of-way line of Sky Vista Parkway;

THENCE along said northerly right-of-way line of Sky Vista Parkway, 19.44 feet to a point on said westerly line of Parcel 4-B;

THENCE along said westerly line of Parcel 4-B, North 21°12'57" West, 1541.72 feet to the **POINT OF BEGINNING**, and end of this description.

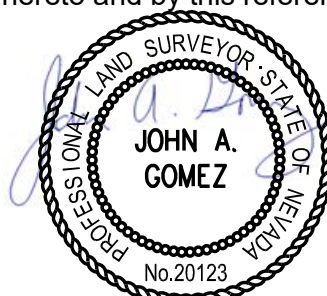
Containing 48.31 acres, more or less.

The Basis of Bearings for this description the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Refer to Exhibit "B-3" attached hereto and by this reference made a part of.

Prepared by:

Lumos & Associates, Inc.
John A. Gomez, P.L.S. 20123
9222 Prototype Drive
Reno, NV 89521



12-1-2022

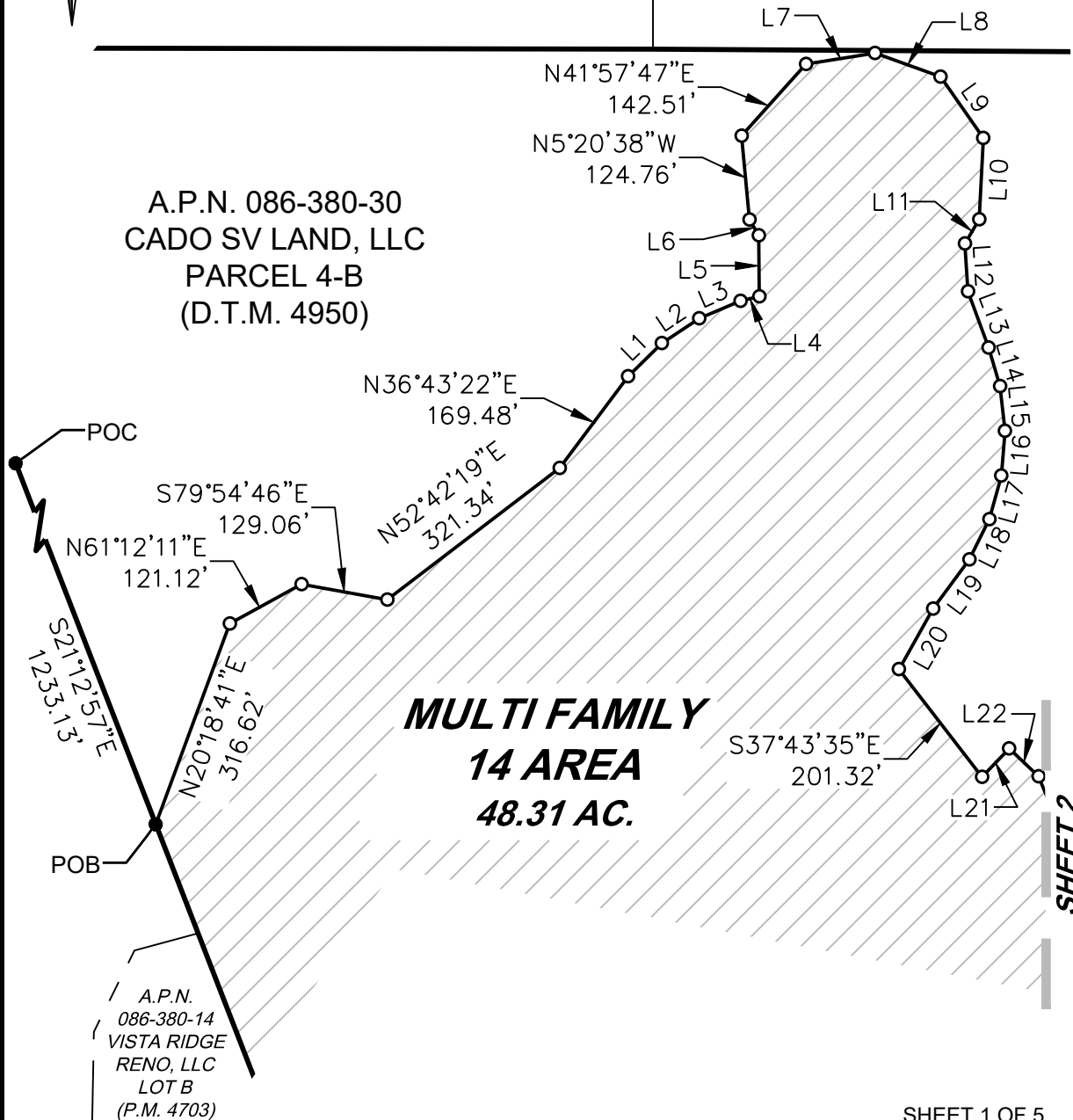
EXPIRES 6/31/23



A.P.N. 086-390-06
THE UNITED STATES
OF AMERICA

A.P.N. 086-390-31
NORTH PEAK OWNER NV, LLC
PARCEL C-1
(R.O.S. 5804)

A.P.N. 086-380-30
CADO SV LAND, LLC
PARCEL 4-B
(D.T.M. 4950)



SHEET 2

SHEET 1 OF 5



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-3"
MULTI FAMILY-14 ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

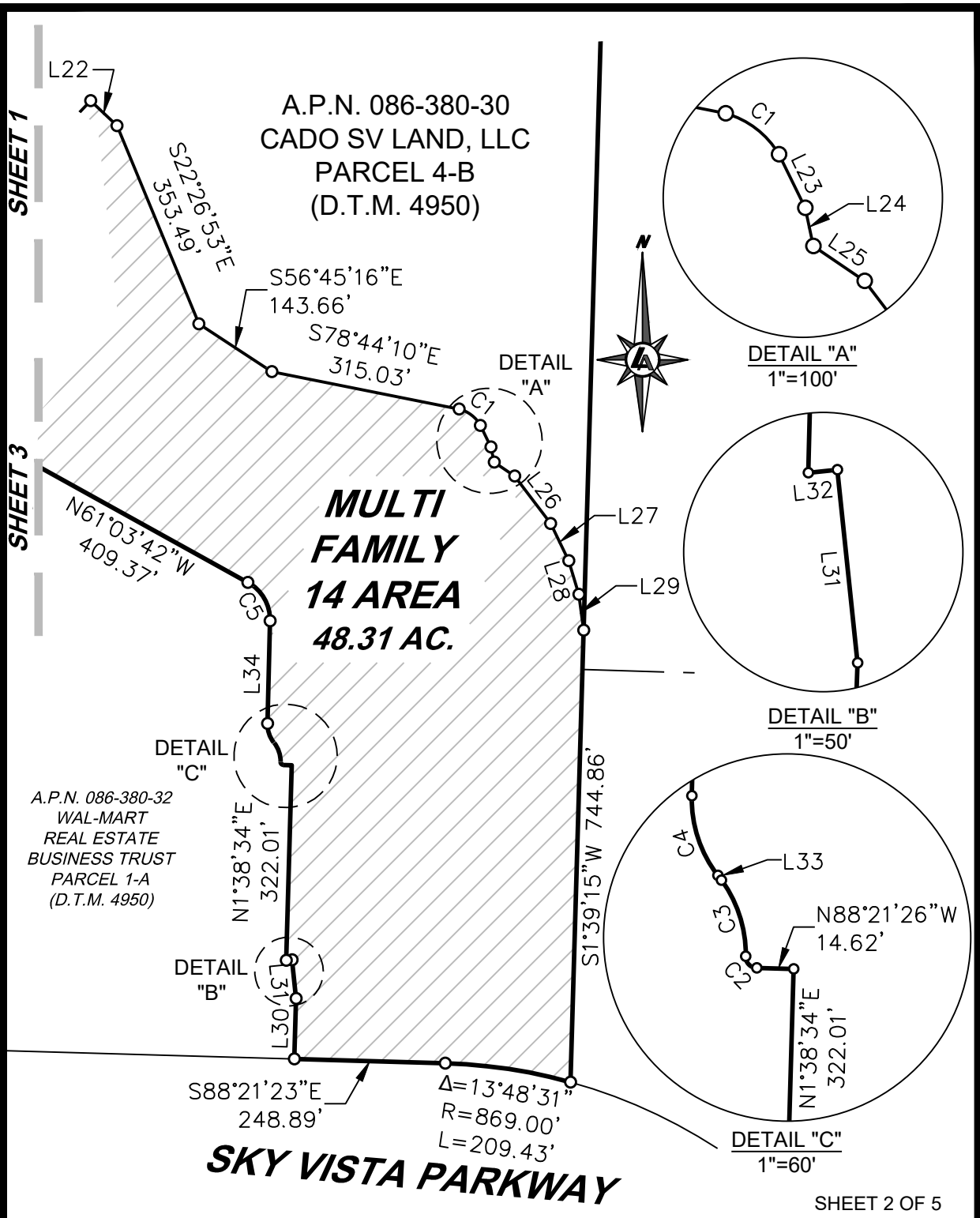
Date: 10/2022

Scale: 1" = 250'

Job No: 10051.004

Drawn By: DMS

FILE NAME: \\la.lumosengineering.net\Shared\LAProj\10051.004 - Highland Tentative Map\Survey\DWG\EXHIBITS\10051.004EXH-ZONING-MF-14.dwg

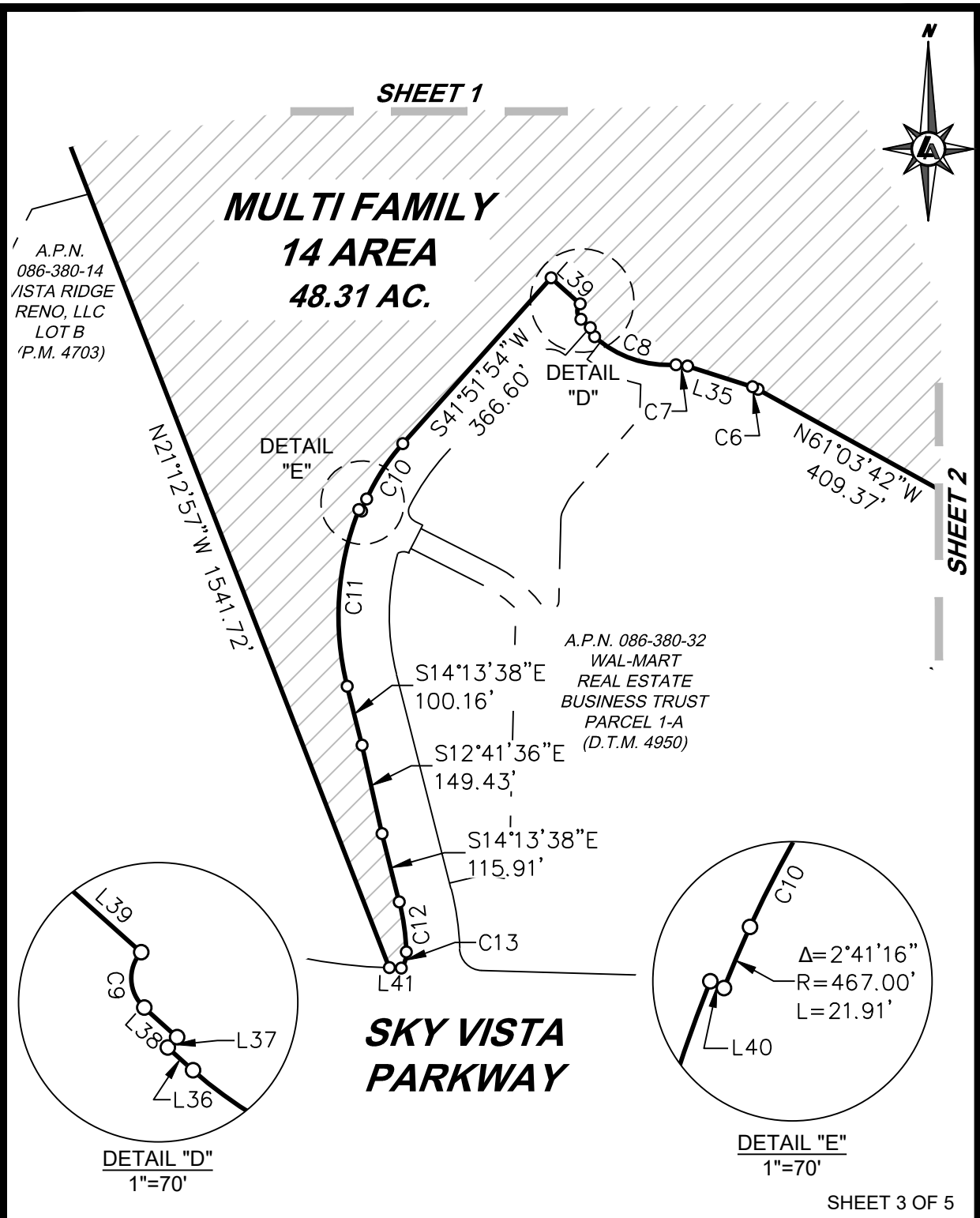


LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-3"
MULTI FAMILY-14 ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E
WASHOE COUNTY **NEVADA**

Date: 10/2022
Scale: 1" = 250'
Job No: 10051.004
Drawn By: DMS

FILE NAME: \\la.lumosengineering.net\Shared\LAProj\10051.004 - Highland Tentative Map\Survey\DWG\EXHIBITS\10051.004EXH-ZONING-MF-14.dwg



LUMOS
& ASSOCIATES

9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-3"
MULTI FAMILY-14 ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E
WASHOE COUNTY **NEVADA**

Date: 10/2022
Scale: 1" = 250'
Job No: 10051.004
Drawn By: DMS

FILE NAME: \\la.lumosengineering.net\Shared\LAProj\10051.004 - Highland Tentative Map\Survey\DWG\EXHIBITS\10051.004EXH-ZONING-MF-14.dwg

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°32'41"E	69.93'
L2	N56°22'17"E	66.72'
L3	N67°11'53"E	66.26'
L4	N76°17'05"E	28.81'
L5	N0°31'20"W	90.34'
L6	N30°44'34"W	27.17'
L7	N80°55'47"E	103.74'
L8	S70°08'40"E	103.18'
L9	S34°57'58"E	110.63'
L10	S2°53'34"W	120.59'
L11	S30°32'34"W	41.90'
L12	S3°41'33"E	70.74'
L13	S20°11'30"E	88.98'
L14	S16°37'45"E	59.28'
L15	S6°10'57"E	66.62'
L16	S4°38'39"W	66.72'
L17	S15°28'15"W	66.72'
L18	S26°17'51"W	66.53'
L19	S36°24'29"W	90.43'
L20	S29°28'12"W	103.20'
L21	N43°45'11"E	58.06'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S46°32'55"E	60.02'
L23	S26°13'35"E	39.44'
L24	S11°54'18"E	25.69'
L25	S55°45'59"E	40.92'
L26	S37°11'21"E	98.02'
L27	S25°54'33"E	68.28'
L28	S16°40'36"E	57.72'
L29	S7°26'38"E	59.88'
L30	N1°40'54"E	99.79'
L31	N5°57'27"W	63.98'
L32	S84°02'33"W	9.65'
L33	N37°50'30w	0.50'
L34	N1°24'40"E	169.36'
L35	N72°20'20"W	112.71'
L36	S48°08'06"E	15.70'
L37	S41°51'54"W	6.50'
L38	N48°08'06"W	20.44'
L39	S48°08'06"E	64.00'
L40	S63°10'52"E	5.02'
L41	S88°21'23"E	19.60'

SHEET 4 OF 5



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-3"
MULTI FAMILY-14 ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022

Scale: 1" = 250'

Job No: 10051.004

Drawn By: DMS

FILE NAME: \\la.lumosengineering.net\Shared\LAProj\10051.004 - Highland Tentative Map\Survey\DWG\EXHIBITS\10051.004EXH-ZONING-MF-14.dwg

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	43°48'47"	59.28'	45.33'
C2	88°55'46"	4.50'	6.98'
C3	38°24'52"	50.50'	33.86'
C4	39°15'10"	49.50'	33.91'
C5	62°28'22"	70.50'	76.87'
C6	11°16'38"	50.50'	9.94'
C7	21°44'21"	50.50'	19.16'
C8	45°56'36"	181.50'	145.54'
C9	90°00'00"	18.00'	28.27'
C10	17°27'43"	358.50'	109.26'
C11	35°59'49"	472.00'	296.54'
C12	12°27'09"	384.00'	83.46'
C13	38°20'26"	42.50'	28.44'

SHEET 5 OF 5



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-3"
MULTI FAMILY-14 ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022

Scale: 1" = 250'

Job No: 10051.004

Drawn By: DMS

EXHIBIT "A-4"

MULTI FAMILY-30 AREA

All that certain real property situate within a portion of the North one-half (N1/2) of Section 9, Township 20 North, Range 19 East, M.D.M., County of Washoe, State of Nevada, also being a portion of Parcel 4-B of Dedication Tract Map No. 4950, recorded September 29, 2010 as File No. 3927554, and a portion of Parcel A of Parcel Map No. 4872 recorded December 21, 2007 as File No. 3605346, Official Records of the County of Washoe, State of Nevada being more particularly described as follows:

BEGINNING at a point which bears South 71°48'40" East, 3330.38 feet from the northwest corner of said Section 9;

THENCE from a radial bearing of North 47°57'36" West, 279.86 feet along the arc of a curve to the left, having a radius of 971.00 feet, and central angle of 16°30'49";

THENCE 303.65 feet along the arc of a curve to the right, having a radius of 4127.77 feet, and central angle of 04°12'46";

THENCE 193.17 feet along the arc of a curve to the right, having a radius of 230.00 feet, and central angle of 48°07'14";

THENCE 486.08 feet along the arc of a curve to the right, having a radius of 330.00 feet, and central angle of 84°23'44";

THENCE South 14°57'16" East, 383.76 feet;

THENCE 48.52 feet along the arc of a curve to the left, having a radius of 224.00 feet, and central angle of 12°24'36";

THENCE South 71°44'51" West, 178.07 feet;

THENCE South 04°34'11" East, 286.92 feet;

THENCE South 64°33'29" West, 223.99 feet;

THENCE North 78°44'10" West, 315.03 feet;

THENCE North 56°45'16" West, 143.66 feet;

THENCE North 22°26'53" West, 353.49 feet;

THENCE North 46°32'55" West, 60.02 feet to the **POINT OF BEGINNING**, and the end of this description.

Containing 16.17 acres, more or less.

The Basis of Bearings for this description the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Refer to Exhibit "B-4" attached hereto and by this reference made a part of.

Prepared by:
Lumos & Associates, Inc.
John A. Gomez, P.L.S. 20123
9222 Prototype Drive
Reno, NV 89521



12-1-2022

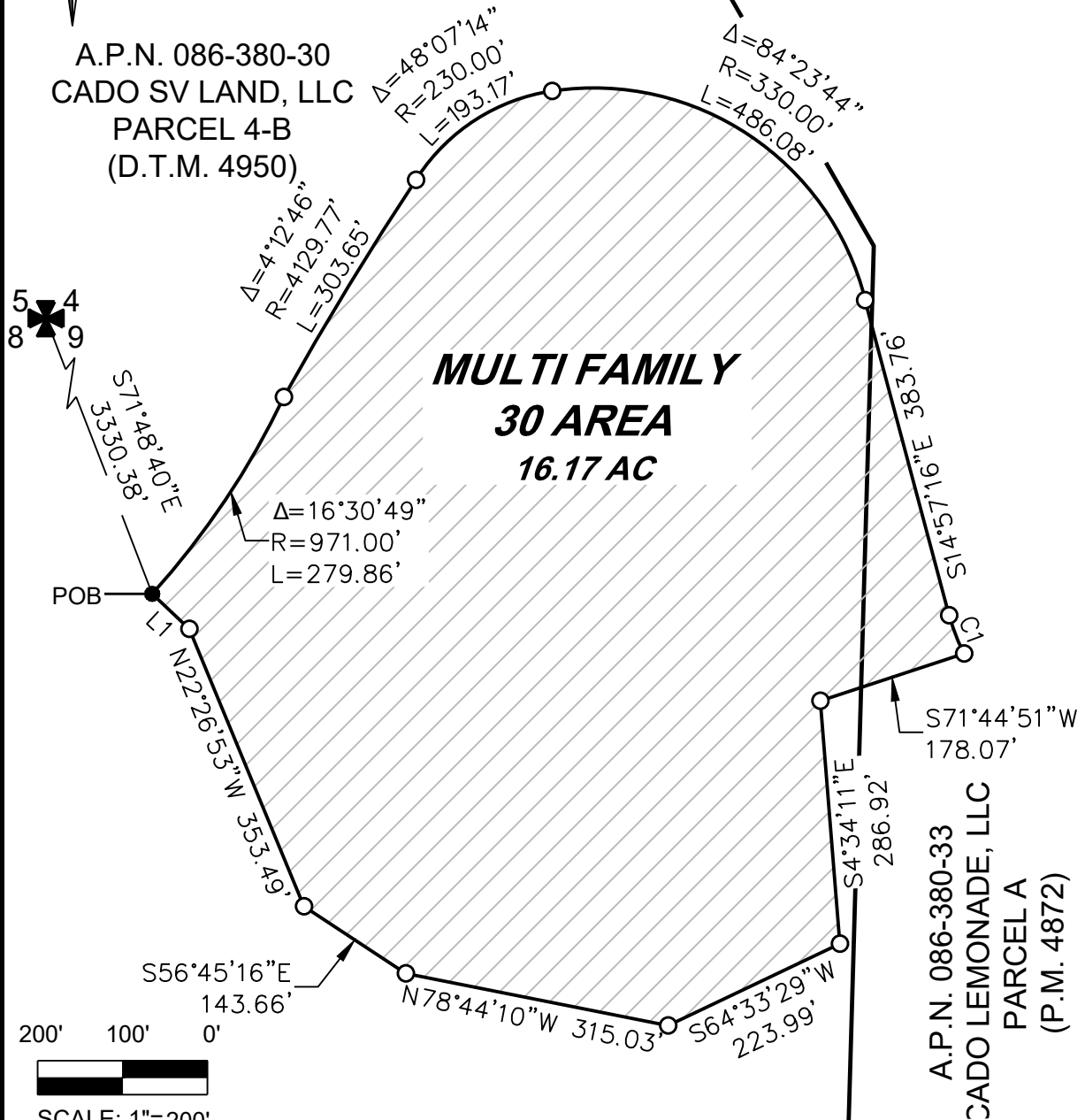
EXPIRES 6/31/23



LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°32'55"W	60.02'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	12°24'36"	224.00'	48.52'

A.P.N. 086-380-30
CADO SV LAND, LLC
PARCEL 4-B
(D.T.M. 4950)



A.P.N. 086-380-33
CADO LEMONADE, LLC
PARCEL A
(P.M. 4872)



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

EXHIBIT "B-4"
MULTI FAMILY-30 ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022

Scale: 1" = 200'

Job No: 10051.004

Drawn By: DMS

EXHIBIT "A-5"
GENERAL COMMERCIAL AREA

All that certain real property situate within a portion of the North one-half (N1/2) of Section 9, Township 20 North, Range 19 East, M.D.M., County of Washoe, State of Nevada, also being a portion of Parcel 4-B of Dedication Tract Map No. 4950, recorded September 29, 2010 as File No. 3927554, and a portion of Parcel A of Parcel Map No. 4872 recorded December 21, 2007 as File No. 3605346, Official Records of the County of Washoe, State of Nevada being more particularly described as follows:

COMMENCING at the southeasterly corner of said Parcel A, a point on the westerly right-of-way line of Lemon Drive;

THENCE along said westerly right-of-way line of Lemon Drive, from a radial bearing of South 86°47'53" West, 56.16 feet along the arc of a curve to the left, having a radius of 1225.00 feet, and central angle of 02°37'37";

THENCE continuing along said westerly right-of-way line of Lemon Drive, North 05°49'44" West, 327.77 feet to the **POINT OF BEGINNING**;

THENCE leaving said westerly right-of-way line of Lemon Drive, South 73°09'19" West, 196.45 feet;

THENCE 51.58 feet along the arc of a curve to the right, having a radius of 40.00 feet, and central angle of 73°53'16";

THENCE North 33°03'39" West, 78.67 feet;

THENCE North 39°22'34" West, 45.88 feet;

THENCE North 35°00'28" West, 54.54 feet;

THENCE North 46°35'14" West, 72.76 feet;

THENCE North 04°34'11" West, 286.92 feet;

THENCE North 71°44'51" East, 178.07 feet;

THENCE from a radial bearing of North 62°38'00" East, 183.78 feet along the arc of a curve to the left, having a radius of 224.00 feet, and central angle of 47°00'27" West;

THENCE 77.81 feet along the arc of a curve to the left, having a radius of 40.00 feet, and central angle of 111°27'17";

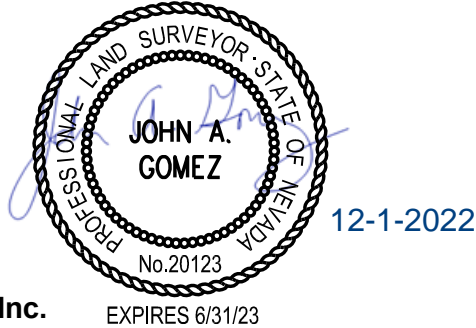
THENCE North 84°10'16" East, 10.29 feet to a point on said westerly right-of-way line of Lemon Drive;

THENCE along said westerly right-of-way line of Lemon Drive, South 05°49'44" East, 430.48 feet to the **POINT OF BEGINNING**, and end of this description.

Containing 3.73 acres, more or less.

The Basis of Bearings for this description the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Refer to Exhibit "B-5" attached hereto and by this reference made a part of.



Prepared by:

Lumos & Associates, Inc.

John A. Gomez, P.L.S. 20123

9222 Prototype Drive

Reno, NV 89521



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2°37'37"	1225.00'	56.16'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°49'44"W	327.77'
L2	N84°10'16"E	10.29'

A.P.N. 086-380-30
CADO SV LAND, LLC
PARCEL 4-B
(D.T.M. 4950)

**GENERAL
COMMERCIAL
AREA
3.73 AC.**

LEMON DRIVE

N46°35'14"W
72.76'

N35°00'28"W
54.54'

N39°22'34"W
45.88'

N33°03'39"W
78.67'

$\Delta = 73^\circ 53' 16''$
 $R = 40.00'$
 $L = 51.58'$

A.P.N. 086-380-33
CADO LEMONADE, LLC
PARCEL A
(P.M. 4872)

S73°09'19"W 196.45'

$\Delta = 111^\circ 27' 17''$
 $R = 40.00'$
 $L = 77.81'$

$\Delta = 47^\circ 00' 27''$
 $R = 224.00'$
 $L = 183.78'$

N4°34'11"W 286.92'

N71°44'51"E 178.07'

L2

S5°49'44"E 430.48'

POB

L1

C1

POC



9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111

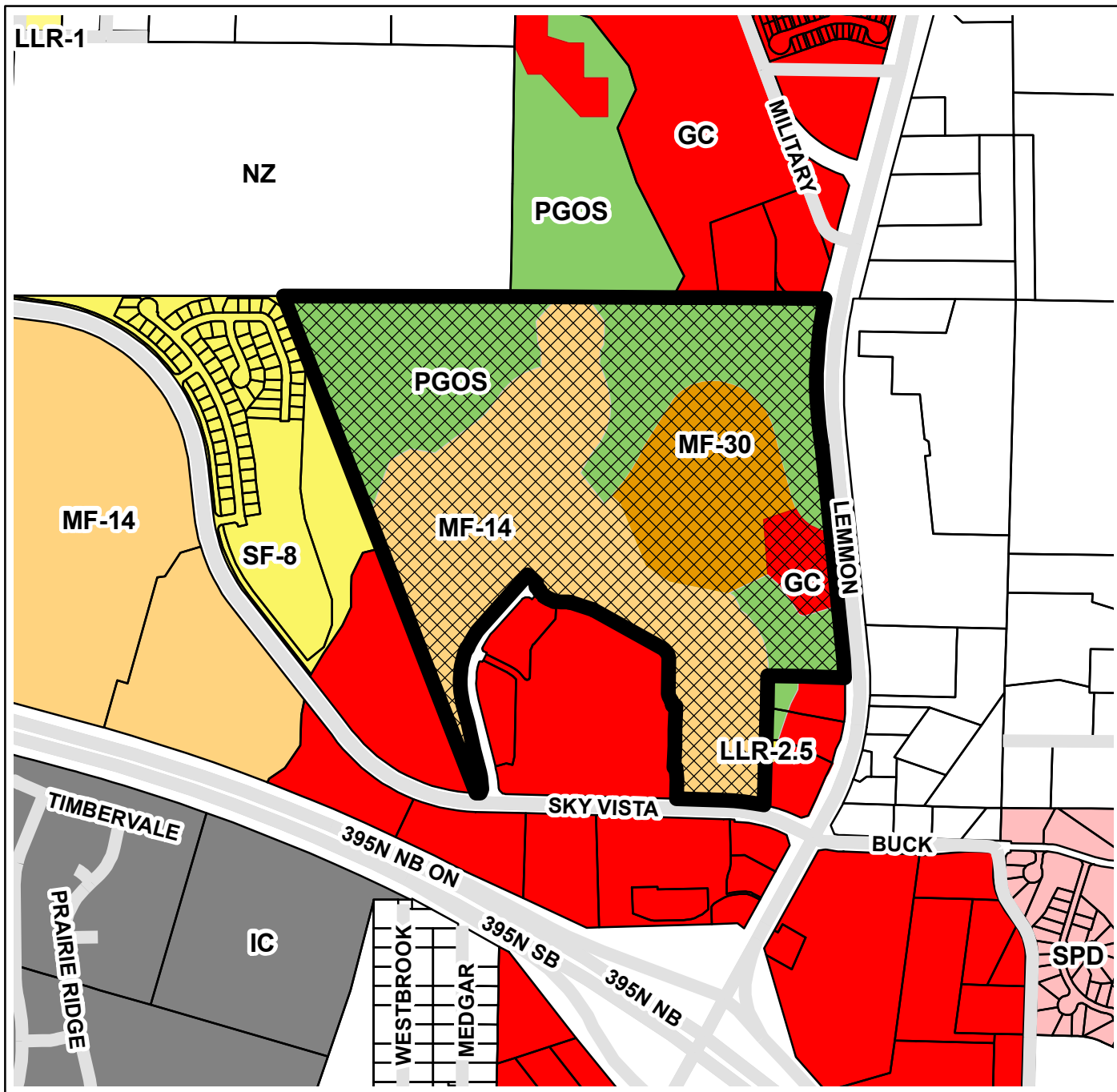
EXHIBIT "B-5"
GENERAL COMMERCIAL ZONING
CADO SV LAND, LLC
A PORTION OF SECTION 9, T.20N, R.19E

WASHOE COUNTY

NEVADA

Date: 10/2022
Scale: 1" = 150'
Job No: 10051.004
Drawn By: DMS

FILE NAME: \\la.lumosengineering.net\Shared\LAProj\10051.004 - Highland Tentative Map\Survey\DWG\EXHIBITS\10051.004EXH-ZONING-GC.dwg



LDC23-00005 (Highland Zoning Map Amendment)



ZONING MAP AMENDMENT
 FROM | ±112.6 Acres of PUD
 TO | ±44.39 Acres of PGOS;
 ±3.73 Acres of GC;
 ±48.31 Acres of MF-14;
 and ±16.17 Acres of MF-30



0 0.0475 0.095 0.19
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department



**Development Services
Department**

1 East 1st Street Phone: 321-8309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

Map Produced: November 2022