

**BILL NO. 7223**

**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 \_\_\_\_\_, 2023, by the following vote of the Council:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
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;

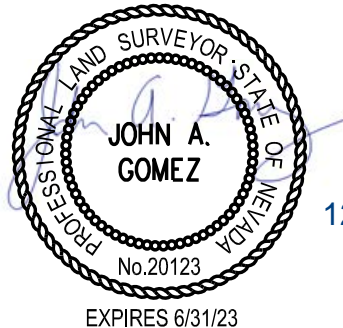
**THENCE** South 20°18'41" West, 316.62 feet to a point on the westerly line of said Parcel 4-B;

**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'

S52°42'19"W  
310.28'

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\10051.004EXH-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'

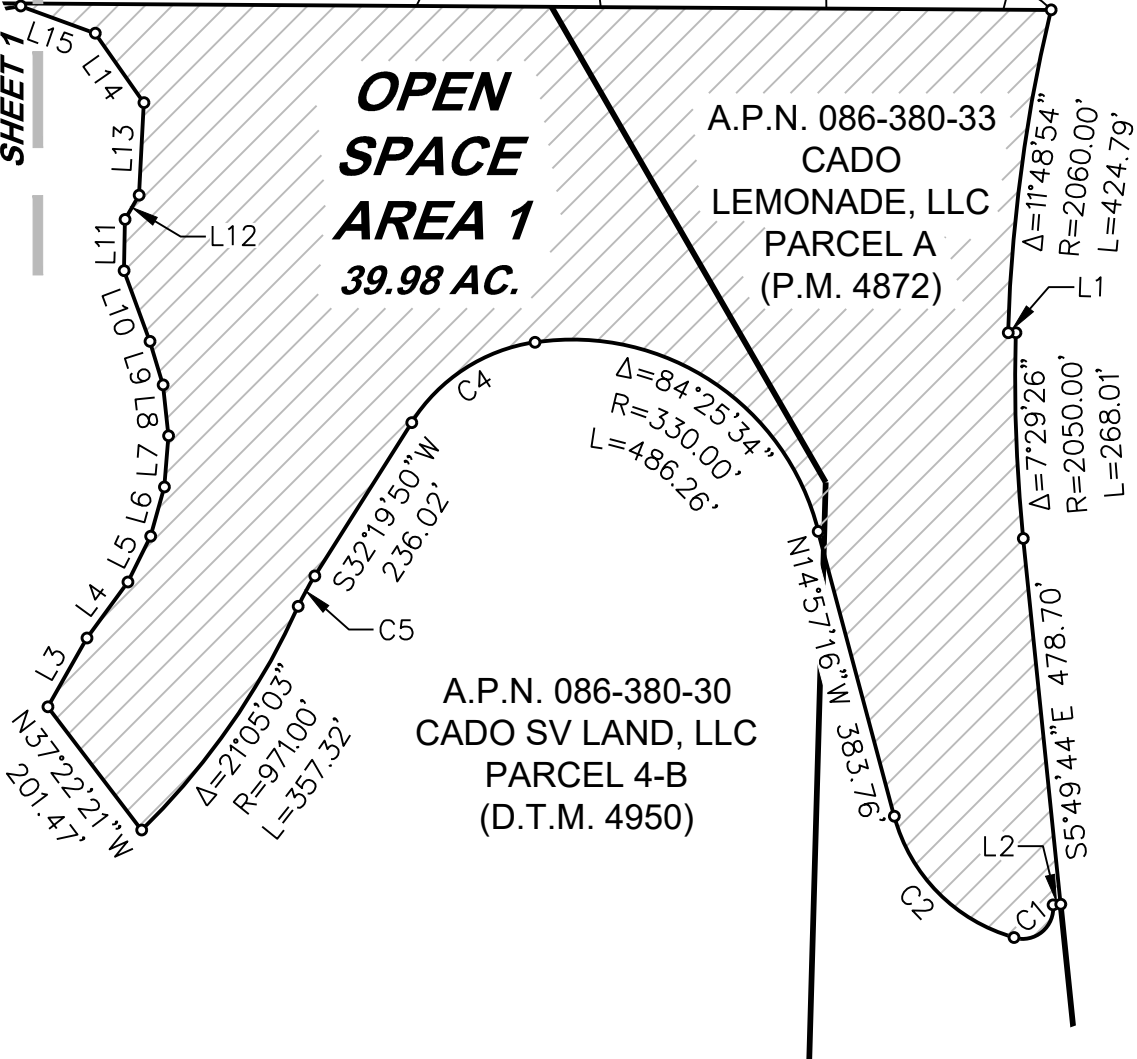
SHEET 1

**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

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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;

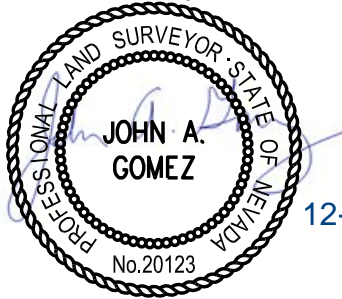
**THENCE** along said westerly right-of-way line of Lemon Drive, South 05°49'44" East, 196.52 feet;

**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

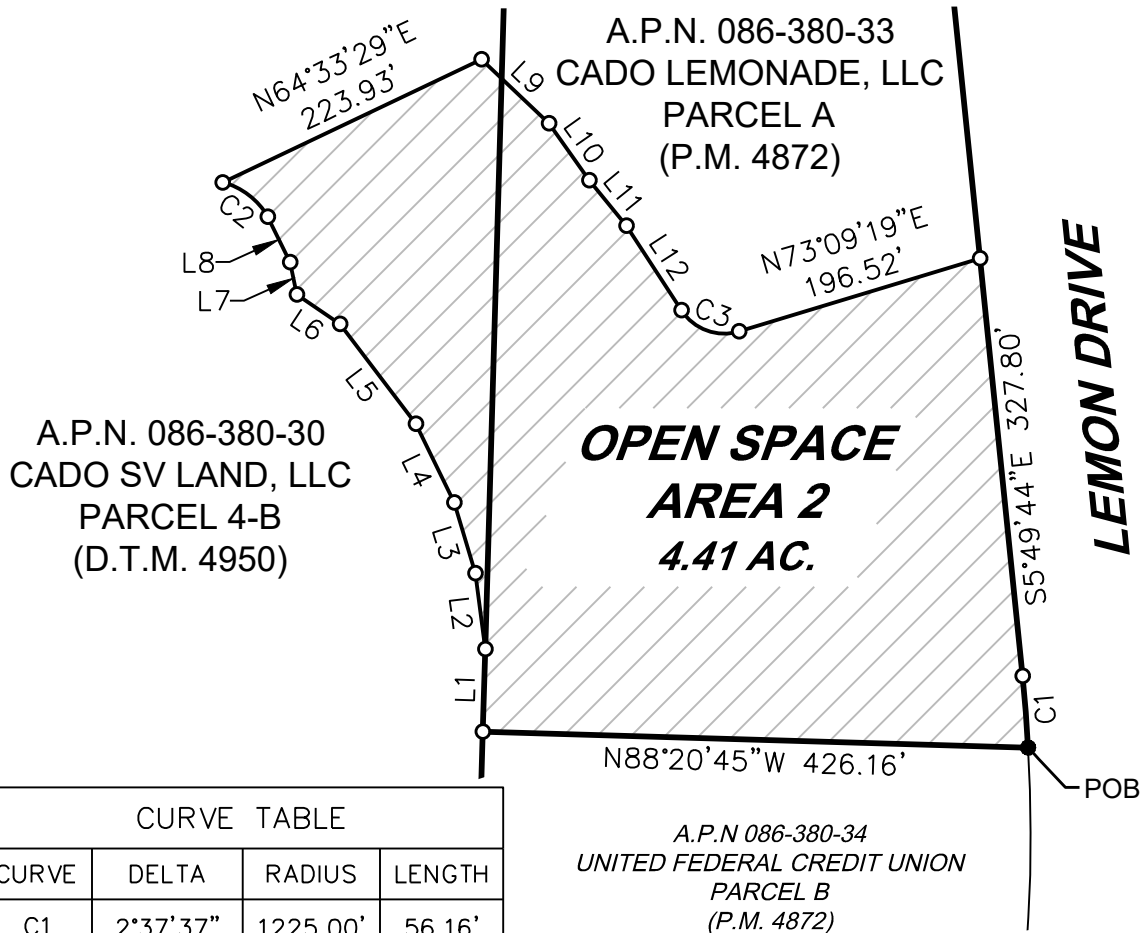
Reno, NV 89521

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.

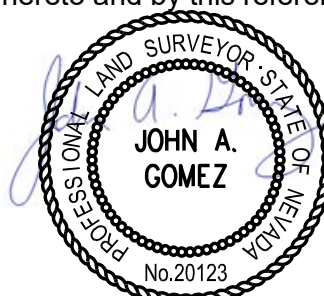
Containing 48.31 acres, more or less.

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

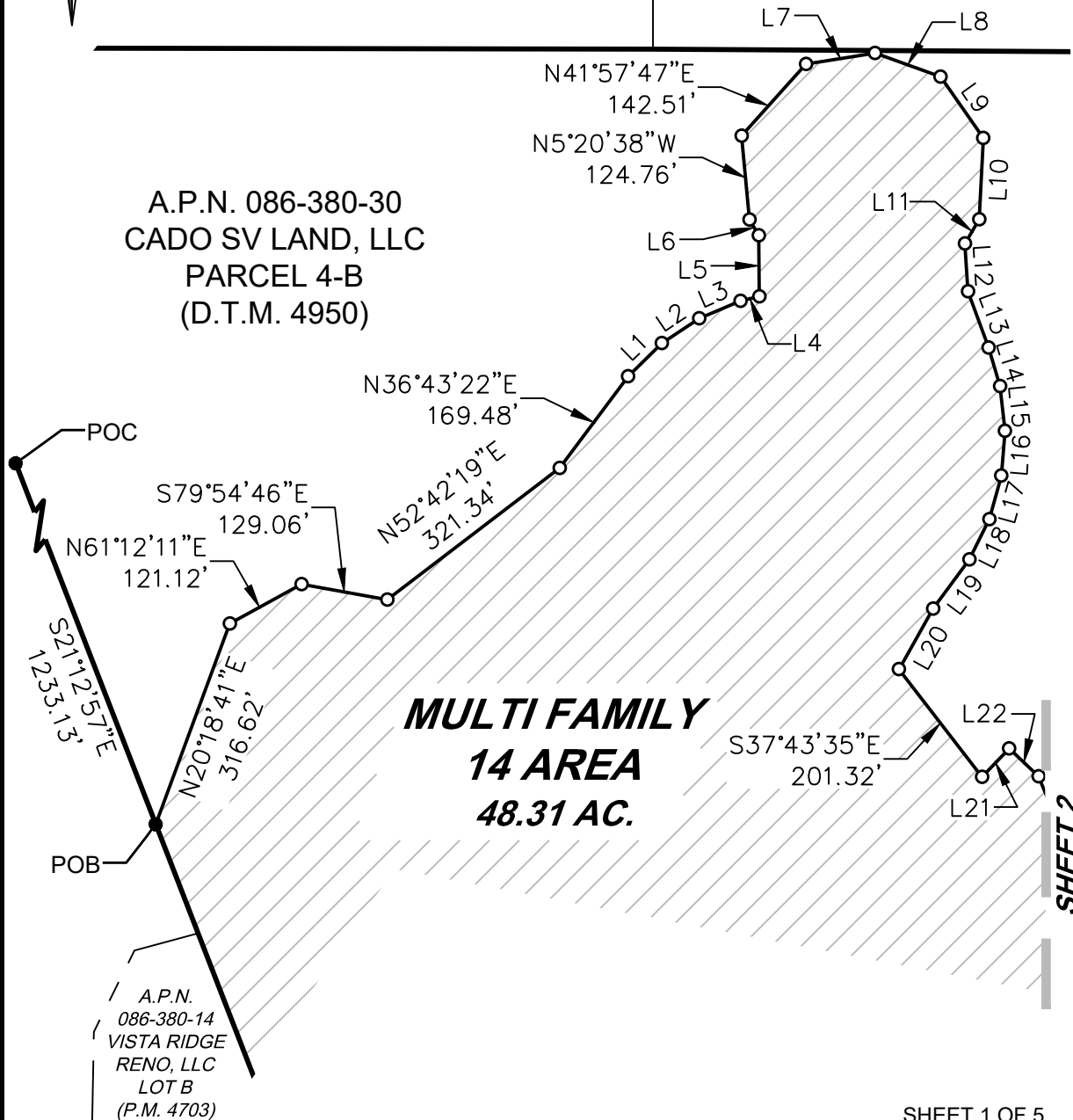
EXPIRES 6/31/23



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

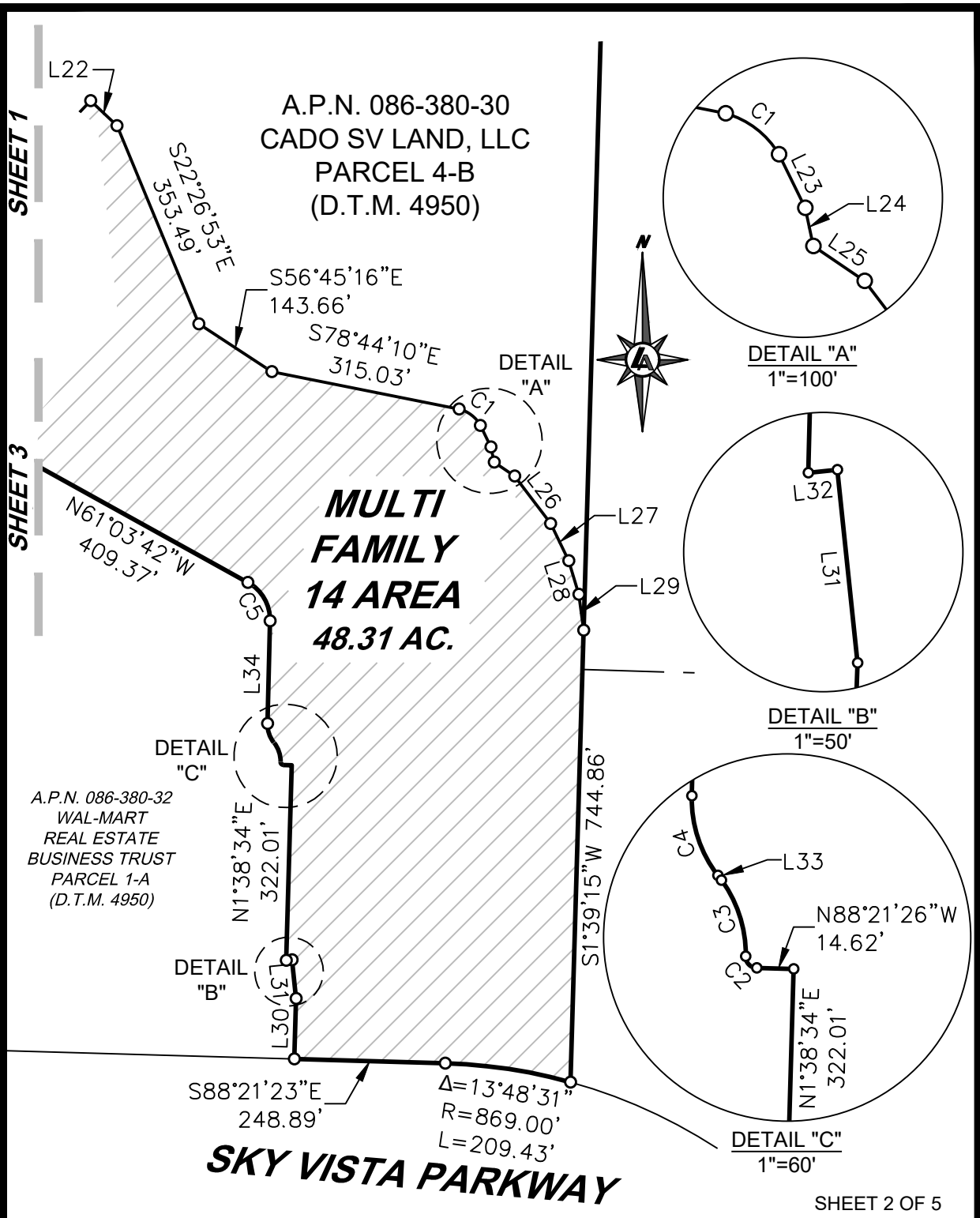
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Job No: 10051.004

Drawn By: DMS



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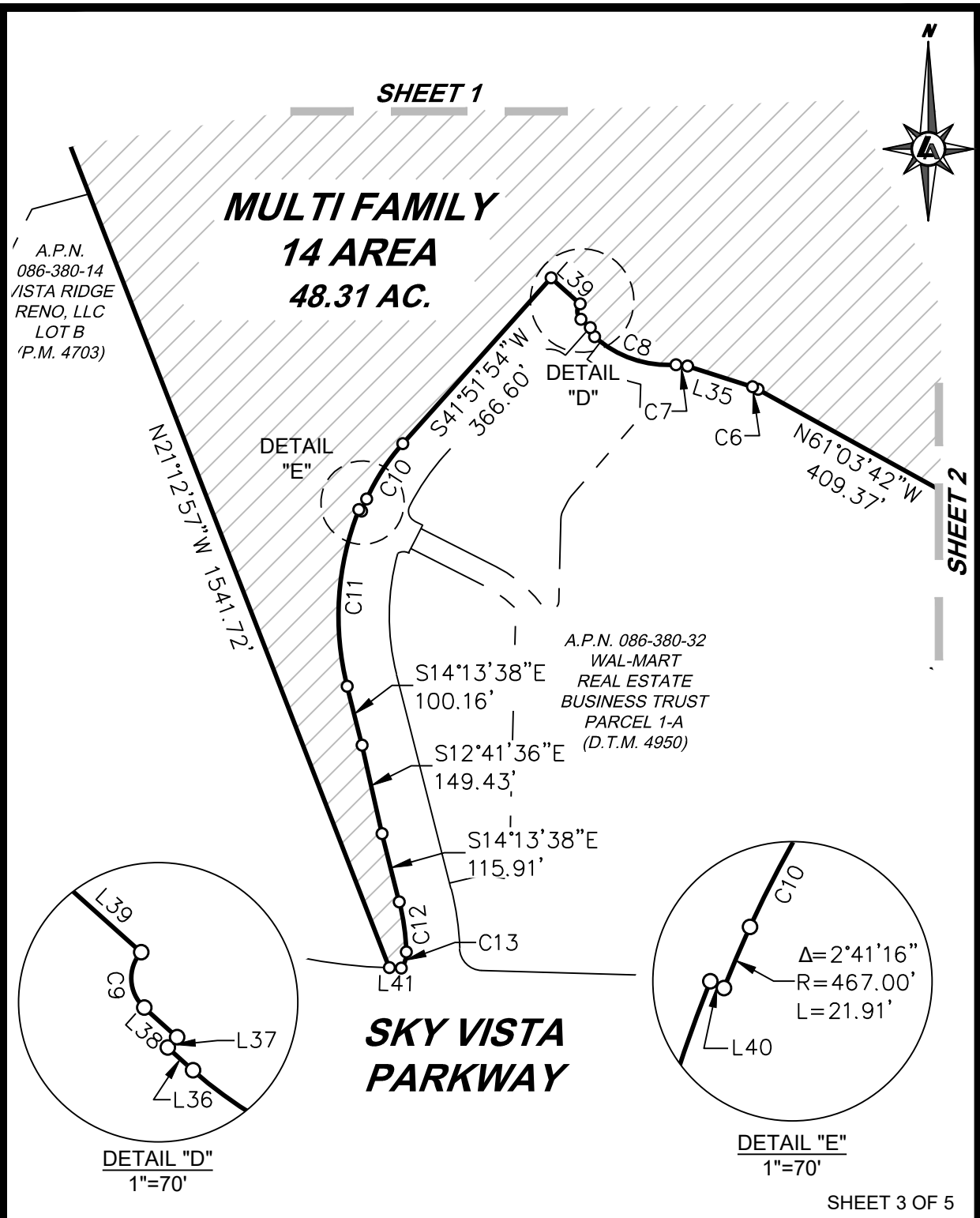
**LUMOS & ASSOCIATES**

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'  
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**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  
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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

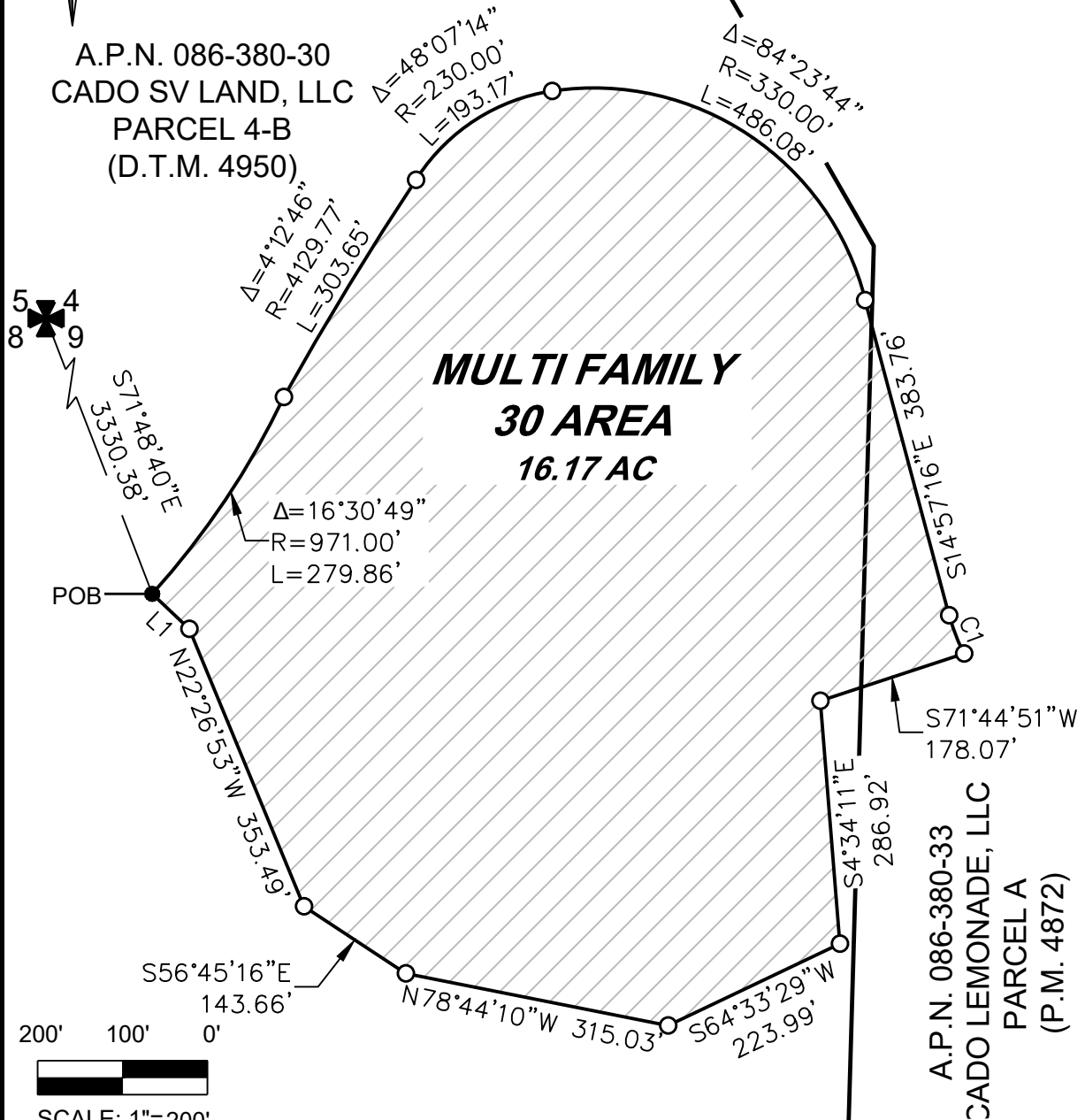
EXPIRES 6/31/23



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)



200' 100' 0'



SCALE: 1"=200'



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";

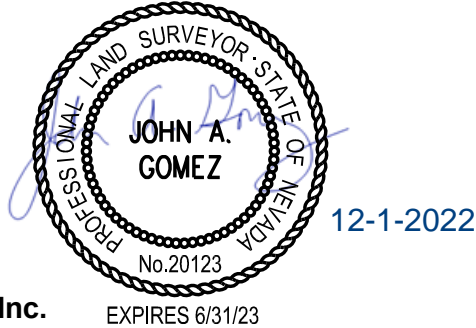
**THENCE** North 84°10'16" East, 10.29 feet to a point on said westerly right-of-way line of Lemon Drive;

**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'

S5°49'44"E 430.48'

POB

L1

L2

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**

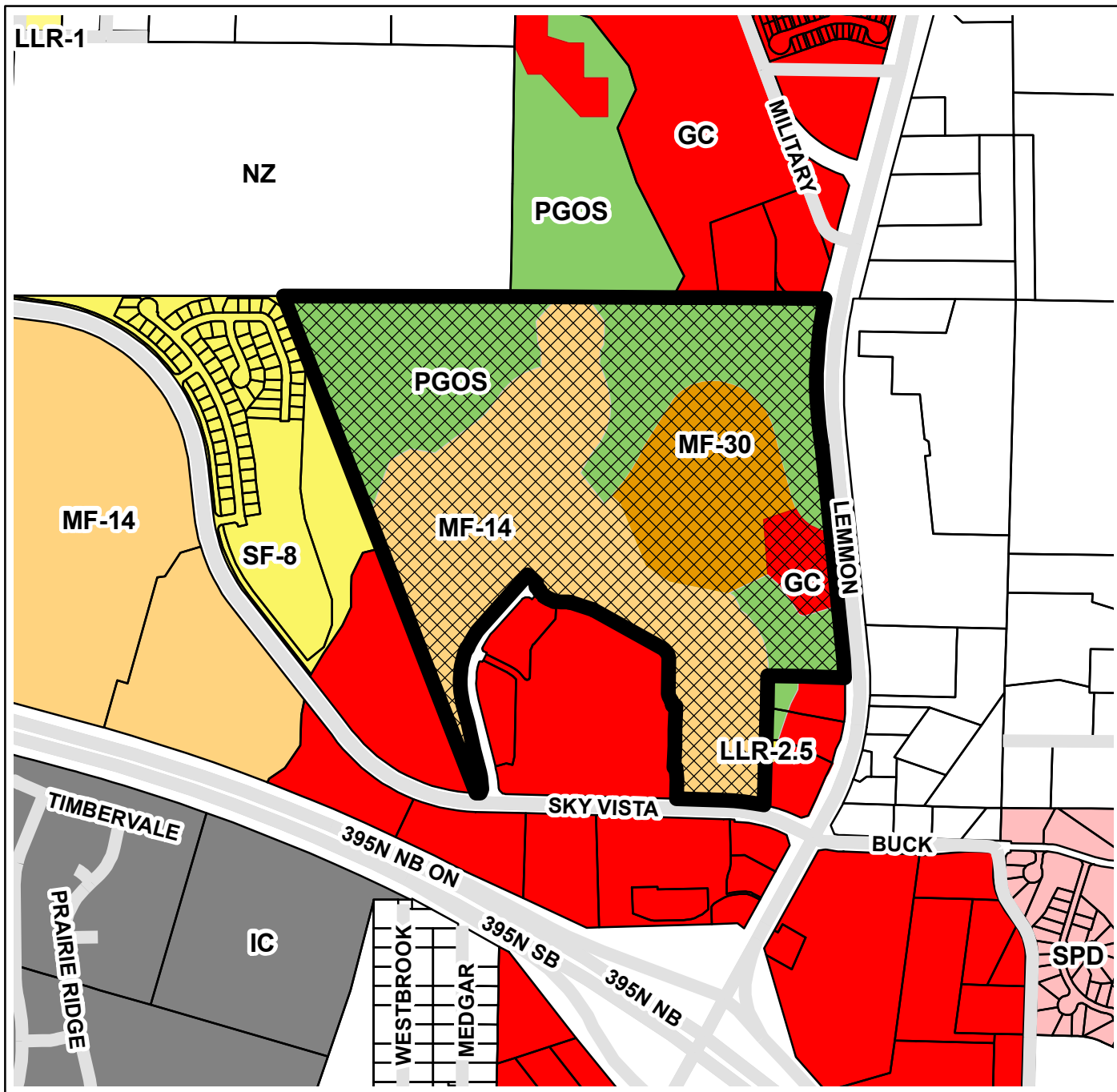
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Job No: 10051.004

Drawn By: DMS

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## 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

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**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