Subject: Special Use Permit Case Number SB14-013, Crossbow Neighborhood Center
Applicant: Helvetica CTV Crossbow, LLC
Summary: Review of design standards
Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Hearing, discussion and possible action to approve the landscaping and design plans for Special Use Permit Case Number SB14-013 involving the construction of a ±12,000 square foot Neighborhood Commercial Center comprised of two separate ±6,000 square foot buildings on two contiguous parcels, to be located at the northeast corner of Crossbow Court and Arrowcreek Parkway.

- Applicant/Property Owner: Helvetica CTV Crossbow, LLC
  Attn: Chad Mestler or Dave Gash
- Professional Consultant: Kenneth Krater, P.E.
- Location: 2500 and 2540 Crossbow Court
  Reno, NV 89511
- Assessor’s Parcel Numbers: 152-921-01 and 152-921-02
- Parcel Size: ±.75 and ±1.06 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits; and Section 110.304.25, Commercial Use Types
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Portion of SW ¼ Section 24, T18N, R19E, MDM, Washoe County, NV
DESIGN REVIEW COMMITTEE/LANDSCAPING AND COMMON OPEN SPACE REVIEW

h. The following **Landscaping and Design** conditions shall be fulfilled:

1. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan(s) shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping (if plant material: type, size at time of planning, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained accordingly.

2. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 410 and 412 of the Development Code have been met. All landscaping plans and the letters shall be wet-stamped.

3. A solid masonry wall or other material with sound attenuating properties with a maximum height of 8-feet shall be installed along the eastern property line of the subject properties which make up the project site that abuts existing residentially zoned property. The wall shall be designed in a fashion that harmoniously blends with the surrounding neighborhood.

i. The following **Design Review** conditions shall be fulfilled:

1. The applicant will be required to submit a landscaping/architectural plan which shall be reviewed and approved by the Washoe County Design Review Committee prior to any ground-disturbing activity. Said plan(s) shall address:
   a. Type and color of building materials, including a color palette
   b. Articulation of all building sides
   c. Outdoor furniture (if any), landscaping and specialized paving materials (if any)
   d. All project signage and the master Sign Criteria, including any monument signage
   e. The proposed lighting fixtures and poles, including intensity of illumination and containment of spillage upon the property
   f. Landscaping and plant material, including type, size at time of planting, maturation size at full growth, period of time between planting and full growth
   g. Revegetation plan
   h. Drainage and detention/catch basin pond(s)
   i. Landscaping irrigation system
j. Fencing/wall material(s)
k. Trash enclosure materials and landscaping for screening purposes

Applicant: Helvetica CTV Crossbow, LLC
Attn: Chad Mestler
5927 Balfour Court, Suite 208
Carlsbad, CA  92008

Representatives: Barrett Donovan
10451 Double R Blvd.
Reno, NV  89521
## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

### Project Information

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Crossbow Neighborhood Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Description:</td>
<td>Requesting approval of exterior revisions (aesthetic) for previously approved SUP for Commercial Center at Arrowcreek and Crossbow.</td>
</tr>
<tr>
<td>Project Address:</td>
<td>2500 and 2540 Crossbow Court, Reno</td>
</tr>
<tr>
<td>Project Area (acres or square feet):</td>
<td>79,160 sq. ft. or 1.82 acres</td>
</tr>
<tr>
<td>Project Location (with point of reference to major cross streets AND area locator):</td>
<td>Northeast corner of Arrowcreek Parkway &amp; Crossbow Court</td>
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<thead>
<tr>
<th>Assessor’s Parcel No.(s):</th>
<th>Parcel Acreage:</th>
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<th>Parcel Acreage:</th>
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<tbody>
<tr>
<td>152-921-01</td>
<td>0.74</td>
<td>152-921-02</td>
<td>1.07</td>
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| Section(s)/Township/Range: | PORTION OF SW 1/4 SECTION 24 T18N - R19E |

### Applicant Information (attach additional sheets if necessary)

#### Property Owner:
- Name: Helvetica CTV Crossbow, LLC
- Address: 5927 Balfour Court, Suite 208
- Carlsbad, CA Zip: 92008-7377
- Phone: (310) 575-3301 Fax: 310-496-0498
- Email: cmestler@helveticagroup.com
- Cell: Other:
- Contact Person: Chad Mestler

#### Professional Consultant:
- Name: Barrett Donovan
- Address: 10451 Double R Blvd
- Reno, Nevada Zip: 89521
- Phone: 775-824-9988 Fax: 775-824-9986
- Email: barrett@tdg-inc.com
- Cell: Other:

#### Applicant/Developer:
- Name: Helvetica CTV Crossbow, LLC
- Address: 5927 Balfour Court, Suite 208
- Carlsbad, CA Zip: 92008-7377
- Phone: (858) 509-3496 Fax: 
- Email: dgash@capitalvantagerei.com
- Cell: Other:
- Contact Person: Dave Gash

#### Other Persons to be Contacted:
- Name: 
- Address: 
- Phone: Fax:
- Email: 
- Cell: Other:
- Contact Person: 

### For Office Use Only

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Initial:</th>
<th>Planning Area:</th>
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<tbody>
<tr>
<td>County Commission District:</td>
<td>Master Plan Designation(s):</td>
<td></td>
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<tr>
<td>CAB(s):</td>
<td>Regulatory Zoning(s):</td>
<td></td>
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</tbody>
</table>

*February 2014*
The property (APN: 150-207-001 & 02) contains 1.58 acres, and is situated in the Southwest 1/4 of Section 24, T18N, R11E, M.D.M.

79,136 square feet site will contain:
- 12,000 (48%) square feet building areas (two buildings)
- 24,718 (31%) square feet landscaping/undisturbed
- 42,418 (54%) square feet access/parking/landscaping facilities

Parking per BC Code: 1 each per 1,000 square feet

Required parking: 60 spaces

Parking provided: 60 spaces, 3 of which are van accessible

Existing zoning: Low Density Suburban (LDS)

Proposed zoning same

Master Plan Designation: Suburban Residential (SOR)

Gas Service: NV Energy

Water Service: Washoe County Department of Water Resources

Sewer Service: Washoe County

Telecommunications: AT&T/Charter Communications

Electrical Service: NV Energy

Fire Protection: Washoe Tahoe Station 36

Police Protection: Washoe County Sheriff

Legend:
- Uses and structures
- Foot path
- Building
- Secondary street
- Proposed
- All frame

Section A-A

Section B-B

SPECIAL USE PERMIT: 0102014

M/I HOMES INC.

ENGINEERING: HANSON PAYNE & ASSOCIATES, INC.

ARCHITECTURE: M/I HOMES INC.

PLANNING: ODYSSEY Planners and Designers
PORTION OF SW 1/4 SECTION 24
T18N - R19E

-DEDICATED & ACCEPTED per Docs. #2168823, #2176723, #2331708 & #2481057

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No reliability is assumed as to the sufficiency or accuracy of the data delineated herein.
Site Photo looking from Crossbow North of Hunsberger North Driveway