



Design Review Committee Staff Report

Meeting Date: October 8, 2015

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

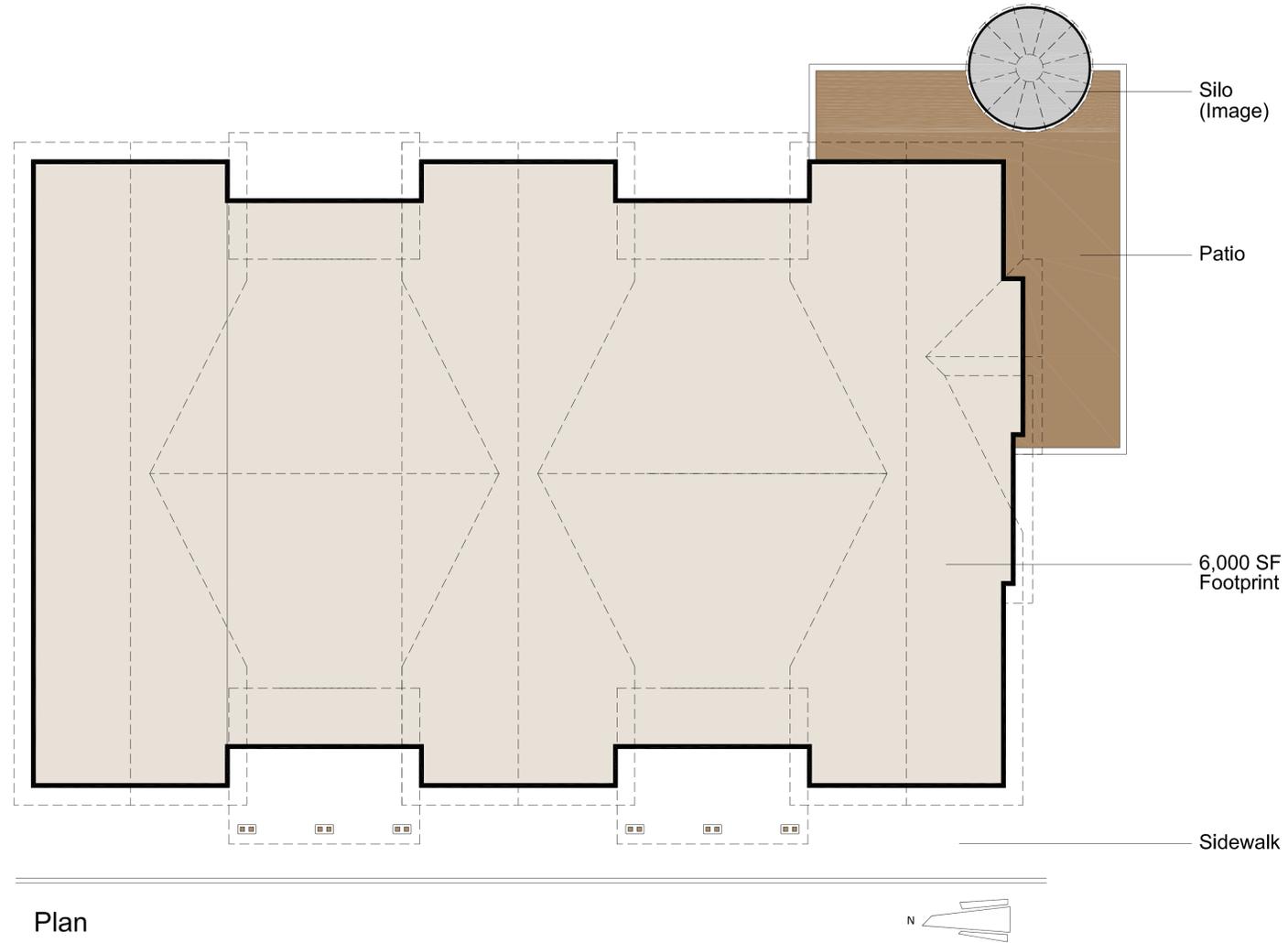
Applicant: Helvetica CTV Crossbow, LLC
Attn: Chad Mestler
5927 Balfour Court, Suite 208
Carlsbad, CA 92008

Representatives: Barrett Donovan
10451 Double R Blvd.
Reno, NV 89521

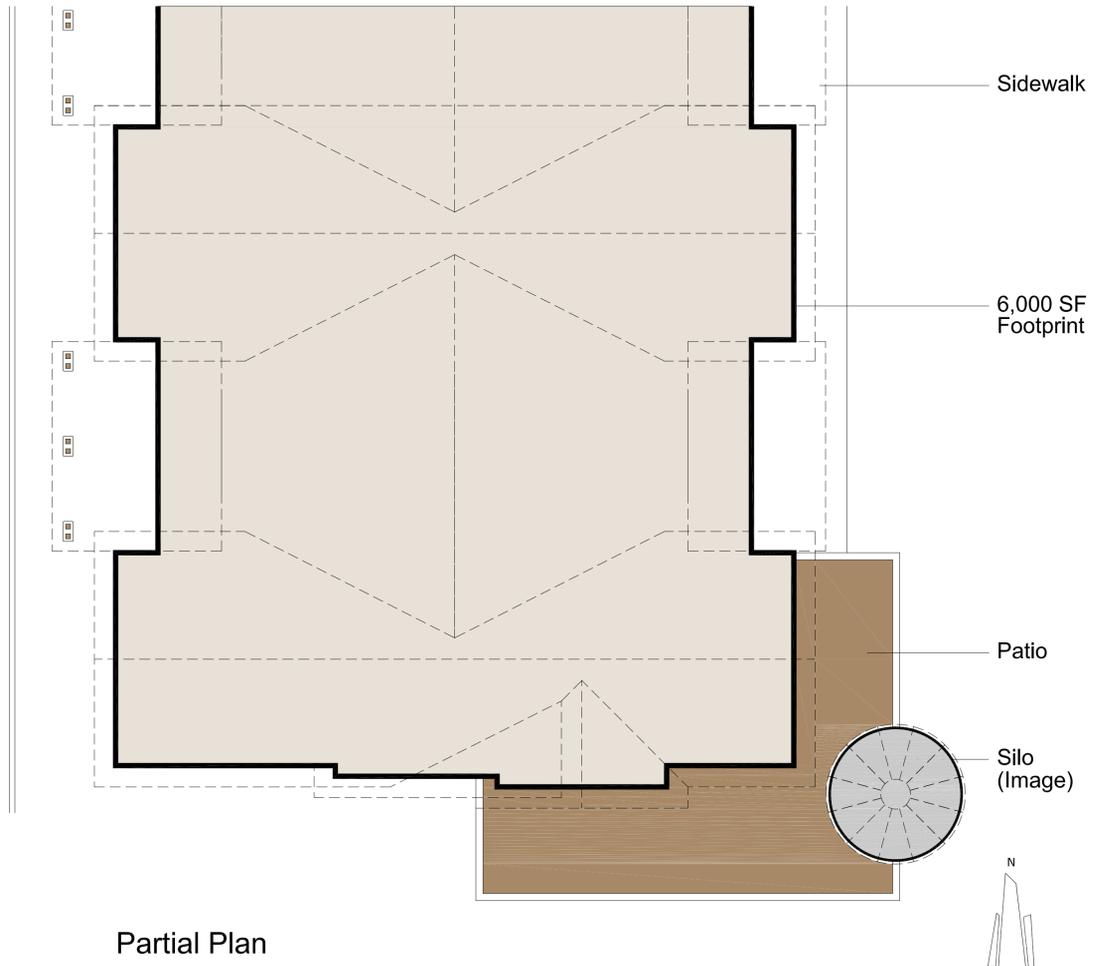
Washoe County Development Application

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		Staff Assigned Case No.: _____	
Project Name: Crossbow Neighborhood Commercial			
Project Description: Requesting approval of exterior revisions (aesthetic) for previously approved SUP for Commercial Center at Arrowcreek and Crossbow.			
Project Address: 2500 and 2540 Crossbow Court, Reno			
Project Area (acres or square feet): 79,160 sq. ft. or 1.82 acres			
Project Location (with point of reference to major cross streets AND area locator): Northeast corner of Arrowcreek Parkway & Crossbow Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
152-921-01	0.74	152-921-02	1.07
Section(s)/Township/Range: PORTION OF SW 1/4 SECTION 24 T18N - R19E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). #SB14-013			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Helvetica CTV Crossbow, LLC		Name: Barrett Donovan	
Address: 5927 Balfour Court, Suite 208		Address: 10451 Double R Blvd	
Carlsbad, CA	Zip: 92008-7377	Reno, Nevada	Zip: 89521
Phone: (310) 575-3301	Fax: 310-496-0498	Phone: 775-824-9988	Fax: 775-824-9986
Email: cmestler@helveticagroup.com		Email: barrett@tdg-inc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Chad Mestler		Contact Person: Barrett Donovan	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Helvetica CTV Crossbow, LLC		Name:	
Address: 5927 Balfour Court, Suite 208		Address:	
Carlsbad, CA	Zip: 92008-7377		Zip:
Phone: (858) 509-3496	Fax:	Phone:	Fax:
Email: dgash@capitalvantagerei.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Dave Gash		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



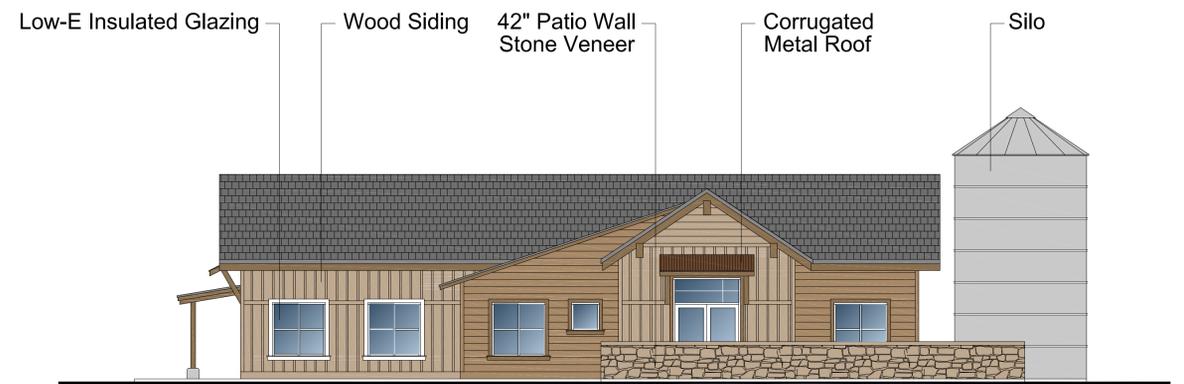
Plan



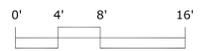
Partial Plan



West Elevation



South Elevation



CROSSBOW COURT

Conceptual Elevations

Washoe County Nevada

05.11.15



10451 Double R Boulevard
Reno, NV 89521
tel 775-824-9988
www.tectonicsdesigngroup.com
fax 775-824-9986



PROJECT INFORMATION

THE PROPERTY (APN: 152-921-01 & 02) CONTAINS 1.82± ACRES, AND IS SITUATE IN THE SOUTHWEST 1/4 OF SECTION 24, T18N, R19E, M.D.M.

79,156 square foot site will contain:
 ±12,000 (15%) square foot building areas (two buildings)
 ±24,718 (31%) square feet landscaping/undisturbed
 ±42,438 (54%) square feet access/parking/pedestrian facilities

PARKING: PER WC CODE, GC: 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)

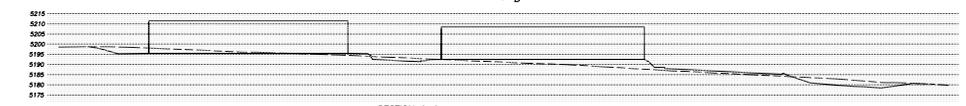
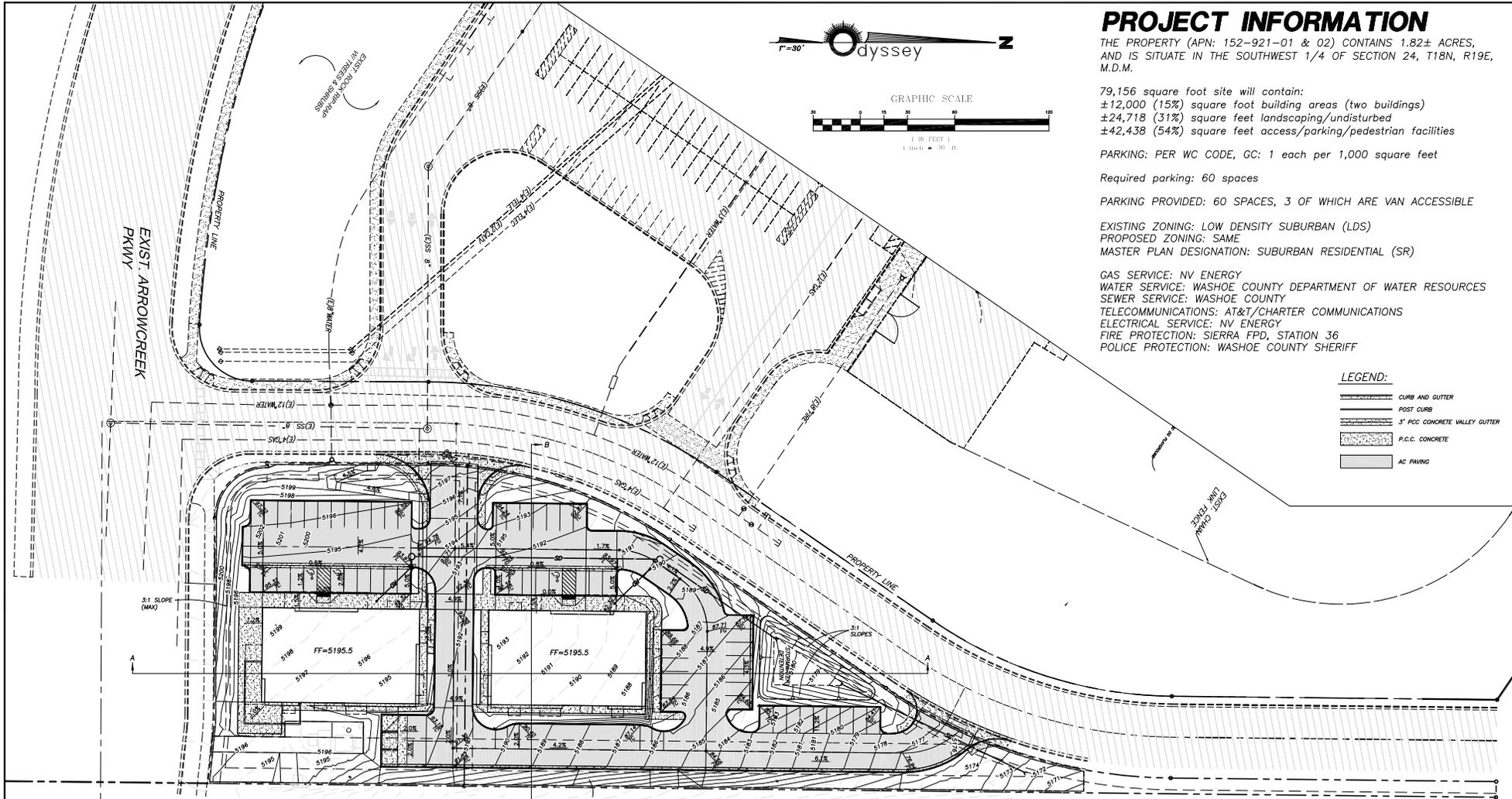
PROPOSED ZONING: SAME

MASTER PLAN DESIGNATION: SUBURBAN RESIDENTIAL (SR)

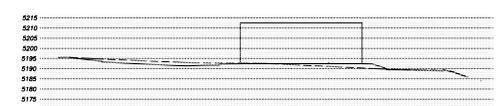
GAS SERVICE: NV ENERGY
 WATER SERVICE: WASHOE COUNTY DEPARTMENT OF WATER RESOURCES
 SEWER SERVICE: WASHOE COUNTY
 TELECOMMUNICATIONS: AT&T/CHARTER COMMUNICATIONS
 ELECTRICAL SERVICE: NV ENERGY
 FIRE PROTECTION: SIERRA FPD, STATION 36
 POLICE PROTECTION: WASHOE COUNTY SHERIFF

LEGEND:

- CURB AND GUTTER
- POST CURB
- 3" PCC CONCRETE VALLEY GUTTER
- P.C.C. CONCRETE
- AC PAVING



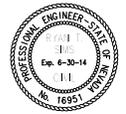
SECTION A-A



SECTION B-B

DATE	BY	DESCRIPTION
JUNE 16, 2014	RF	RF
	RF	RF
	RF	RF

CROSSBOW COURT NEIGHBORHOOD COMMERCIAL CENTER
SPECIAL USE PERMIT
PRELIMINARY GRADING
 WASHOE COUNTY NEVADA



SCALE
 HORIZ. 1"=30'
 VERT. N.T.S.
 JOB NO.
 X

SHEET
G-1
 OF
 2

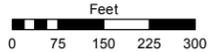
PORTION OF SW 1/4 SECTION 24
T18N - R19E

Assessor's Map Number

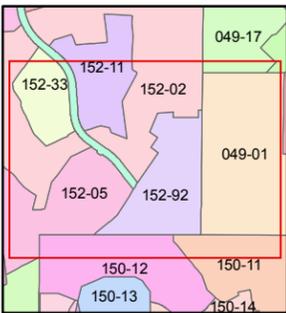
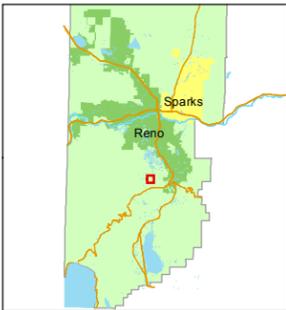
152-92

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 300 feet



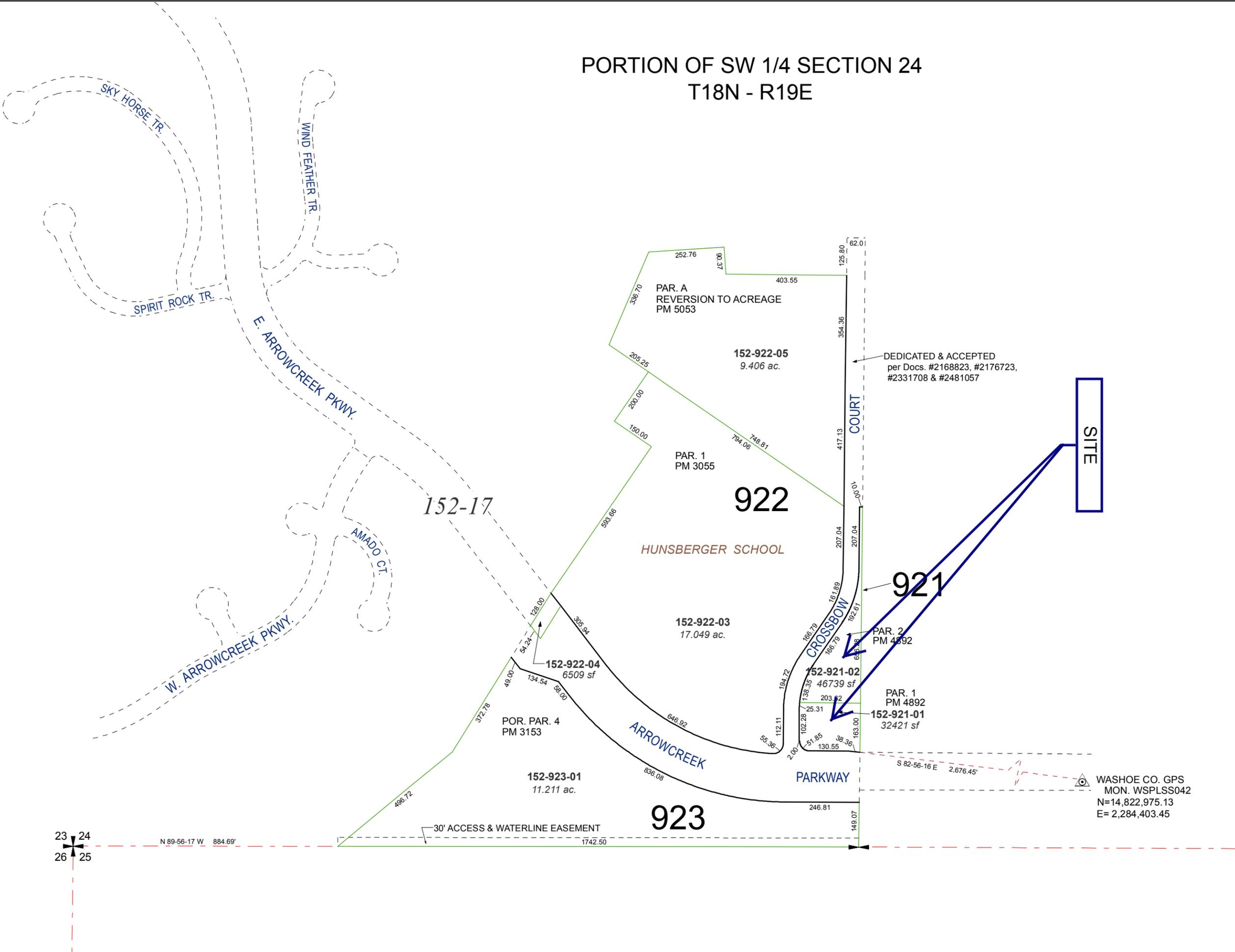
created by: KSB 10/20/11

last updated: _____

area previously shown on map(s)

152-02

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 liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



N 89-56-17 W 884.69'

30' ACCESS & WATERLINE EASEMENT

1742.50

S 82-56-16 E 2,676.45'

WASHOE CO. GPS
MON. WSPLSS042
N=14,822,975.13
E=2,284,403.45

Site Photo looking from
Arrowcreek/Crossbow Intersection



SITE

© 2014 Google
© 2014 Google

Google earth

Google earth

feet
meters



Site Photo looking from Crossbow North of
Hunsberger North Driveway



SITE

© 2014 Google
© 2014 Google

Google earth

Google earth

feet
meters

10

5



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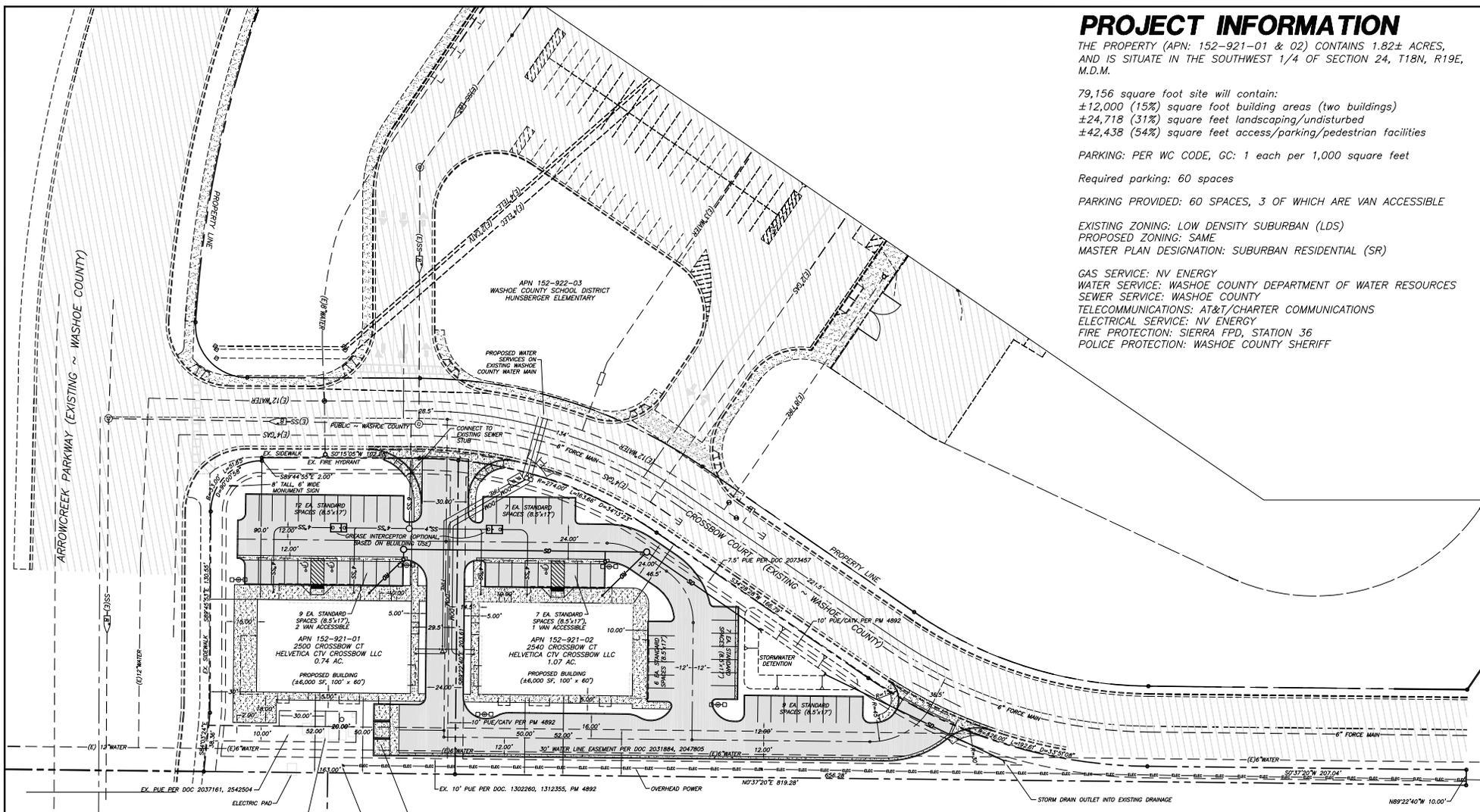
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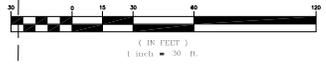
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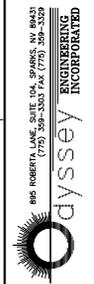
- LEGEND:**
- CURB AND GUTTER
 - POST CURB
 - 3" PCC CONCRETE VALLEY GUTTER
 - P.C.C. CONCRETE
 - AC PAVING
 - SITE LIGHT - 25' POLE, DARK SKY RATED, FULLY SHIELDED

GRAPHIC SCALE



DATE:	JUNE 16, 2014
DRAWN BY:	RFS
DESIGNED BY:	RFS
CHECKED BY:	RFS

CROSSBOW COURT NEIGHBORHOOD COMMERCIAL CENTER
 SPECIAL USE PERMIT
 SITE PLAN
 WASHOE COUNTY NEVADA



SCALE
 HORIZ. 1"=30'
 VERT. N.T.S.
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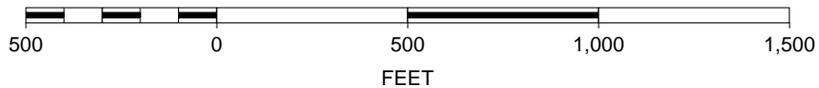
SHEET
 S-1
 OF
 2

SPECIAL USE PERMIT 6/16/2014
 H:\KRATER ARROWCREEK\CROSSBOW SUP SITE.dwg

Crossbow Neighborhood Center - Aerial Photo



SCALE 1 : 6,000



Vicinity Map

