



July 16, 2019

Julee Olander
Washoe County
Community Services Department
1001 E. 9th Street, Building A
Reno, Nevada 89512

Re: WMPA19-0003 Village Green Commerce Center Amendment

Dear Julee,

As we discussed in our previous meeting, we are requesting modifications to our previously submitted Master Plan Amendment (MPA) request associated with case # WMPA19-0003. Specifically, the MPA was to allow for modifications to the Village Green Commerce Center Specific Plan, an element of the Spanish Springs Area Plan.

The proposed revisions to our original request are based on input received at our noticed neighborhood meeting/Citizens Advisory Board as well as from meetings with adjoining neighbors. A significant concern raised was reduction in buffer yards and building setbacks. Thus, after careful consideration, we wish to withdraw our original request to amend buffering and setback requirements and have those standards remain as-is within the Village Green Specific Plan.

The current plan limits building height to 30 feet. As explained in our previously submitted application, a 30 building height simply does not accommodate modern-day industrial needs and was reflective of a specific use envisioned for the property at the time the Specific Plan was adopted. Current industrial standards require higher interior clear heights in order to accommodate automation equipment. Thus, our request to increase allowable building height to 40 feet remains. However, based on concerns raised by residents, we are proposing to alter our original submittal to include a 1:1 height/setback ratio for buildings exceeding 30 feet in height. This, coupled with keeping the buffer yards and building setbacks, serves to directly address concerns raised at the CAB and by neighbors.

Residents did not express any concern related to the proposed amendments to project architecture including the removal of the western theme, etc. Additionally, new modern building code requirements address green technologies and sustainability. Thus, no modifications to the previously requested changes to architecture or removal of green technologies is proposed. Revised architectural requirements are proposed for implementation to ensure that new industrial uses provide appropriate detailings, articulation, etc. as described in our previously submitted application.

The primary changes from what is being proposed now versus with the previous submittal have already been outlined. However, other minor revisions include the requirement for 15% of the site to be landscaped rather than 10% as previously requested. Also, it is proposed to not require landscape islands within parking areas designated for trucks. Providing islands within these parking areas is problematic for truck circulation and often results in damage to the islands and plant materials.

Essentially, the new proposed revisions to the Village Green Commerce Center Specific Plan are less than what was previously proposed. The most noteworthy changes are the increase in allowed building height, elimination of the western architectural theme, and removal of the green building standard requirements. By retaining the existing buffers and building setbacks and adding an additional 1:1 height/setback ratio for buildings over 30 feet, resident concerns raised at the CAB meeting have been directly addressed.

Attached to this letter is a matrix that provides a side-by-side comparison of the existing Specific Plan standards and that proposed with this MPA request. Any standards not included in the matrix would remain as adopted.

We look forward to proceeding with the MPA request and appreciate your ongoing assistance with the review process. Please do not hesitate to contact me at (775) 250-3455 or mrailey@rubicondesigngroup.com with any questions or concerns. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Railey". The signature is fluid and cursive, with the first name "Michael" and last name "Railey" clearly distinguishable.

Michael Railey
Partner

WMPA19-0003 Village Green Commerce Center Specific Plan Amendment

Summary of Proposed Modifications

Existing Standard	Proposed Standard
Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources.	Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources where feasible.
Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.	Goal Two: To promote a high-quality project with contemporary industrial architecture using low impact site design.
Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.	Maximum building height shall be 40' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence. Buildings in excess of 30' (feet) shall include an additional setback of one foot (1') for each foot of building height, up to 40' (feet).
<p>Truck Delivery Areas</p> <p>Delivery area standards provide for necessary functions while protecting from unsightly views.</p> <ul style="list-style-type: none"> • Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls and overhangs. 	<p>Truck Delivery Areas</p> <ul style="list-style-type: none"> • Loading "docks" shall be screened from view of residential areas by using architectural elements such as increased landscaping, landscaped berms, walls, or overhangs.
<p>Architecture</p> <p>Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area.</p> <p><i>(continued)</i></p> <p>General Guidelines</p> <ul style="list-style-type: none"> • Primary building entries shall be identifiable and accessible. • Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos. 	<p>Architecture for parcel 534-561-10 shall promote a contemporary industrial theme utilizing the colors and accent standards defined below.</p> <p>General Guidelines</p> <ul style="list-style-type: none"> • Primary building entries shall be identifiable and accessible. • Stylized façade treatments that complement the intended architectural character shall be permitted. • Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos. <p><i>(continued)</i></p>

<p>renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.</p> <ul style="list-style-type: none"> • Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building’s overall appearance. • Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes, however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook. 	<ul style="list-style-type: none"> • Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building’s overall appearance.
<p>Energy Efficient Tenant Criteria Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:</p> <ul style="list-style-type: none"> • R20 Insulated Walls • R50 Insulated Ceilings • Electric Hydronic Heat • Electric Cooling • Cement Floors to be insulated and include hydronic coils • Rent incentives will be provided to tenants that consume a minimum amount of electricity per month. 	<p>Construction on parcel 534-561-10 shall adhere to the standards contained in the current building code at the time of plan submittal.</p>
<p>Building Massing and Form</p> <ul style="list-style-type: none"> • All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses. • Building exterior walls shall include some of the following elements: <ul style="list-style-type: none"> • Design that gives the appearance of multiple structures when functionally possible. <p><i>(continued)</i></p> <ul style="list-style-type: none"> • Offsetting building planes through wall step backs. • Treatment with materials to ensure visual interest. <ul style="list-style-type: none"> • Clustering small-scale elements such as planter walls, pilasters, and columns around the major form. • Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata. 	<p>Building massing and form on parcel 534-561-10 shall adhere to the standards contained in the Washoe County Development Code at the time of plan submittal.</p>

<ul style="list-style-type: none"> • Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way. • Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises. • Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos. 	
<p>Building Materials</p> <ul style="list-style-type: none"> • On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade. • Larger buildings may use concrete tilt-up design with articulation techniques such as bumpouts, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged. • Materials shall blend existing buildings within the project to provide some level of overall consistency. • Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure. • Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the “Virginia City” buildings. 	<p>Building Materials</p> <ul style="list-style-type: none"> • On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade. • Larger buildings may use concrete tilt-up design with articulation techniques such as bumpouts, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged. • Materials shall blend existing buildings within the project to provide some level of overall consistency. • Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.
<p>Landscaping General Requirements Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.</p> <ul style="list-style-type: none"> • A minimum of 20% (11.95+ acres) of the gross site area (59.76± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel. • All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film. 	<p>Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.</p> <ul style="list-style-type: none"> • A minimum of 15% of the gross site area (39.12± acres) excluding the sedimentation basin shall be landscaped. <p><i>(continued)</i></p> <ul style="list-style-type: none"> • All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film. • Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

<ul style="list-style-type: none"> • Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section. • A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project. • Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel. • Effluent water used for landscape irrigation and recharge is highly encouraged. The Master Developer shall be required to provide “dry lines” for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section. 	<ul style="list-style-type: none"> • A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project. • Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.
<p>Parking Lot Landscaping Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.</p> <ul style="list-style-type: none"> • A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel. • A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.” • Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height. • These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall. • Landscaping shall not be less than 15% of the site area of the parking lot. 	<p>Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.</p> <ul style="list-style-type: none"> • A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel. • A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.” • Parking areas designated for truck parking shall be exempt from the landscape island requirement. • Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height. • These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.
<p>Site Grading The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.</p> <ul style="list-style-type: none"> • Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit. • Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as <p><i>(continued)</i></p>	<p>Site Grading The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.</p> <ul style="list-style-type: none"> • Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color. • Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off <p><i>(continued)</i></p>

<p>opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.</p> <ul style="list-style-type: none"> • Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height. • Retaining walls shall use native stone or modular blocks materials where grading dictates. 	<p>transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.</p> <ul style="list-style-type: none"> • Retaining walls shall use native stone or modular blocks materials where grading dictates.
<p>Environmental Sustainability Standards Village Green Commerce Center contributes to a sustainable business park environment by including the following standards:</p> <ol style="list-style-type: none"> 1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required. 2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings. 3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php. 4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at http://www.unce.unr.edu/programs/sites/nemo. 5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper). 6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips. 7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand. 8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is <i>(continued)</i> 	<p>Environmental Sustainability Standards Village Green Commerce Center contributes to a sustainable business park environment by adhering to the most current Washoe County Building Code requirements.</p>

<p>pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.</p> <p>9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.</p> <p>10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.</p> <p>11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.</p>	
<p>Administration Project Phasing The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure D-8 below. That plan includes 6 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following three conditions shall be satisfied as noted with specific phasing requirements:</p> <ol style="list-style-type: none"> 1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase. 2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure. 3. Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development. 	<p>Administration Project Phasing The Village Green Commerce Center as described earlier applies to the overall Plan. The following standards apply to parcel 534-561-10.</p> <ol style="list-style-type: none"> 1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase. 2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.
<p>Transportation Improvements The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC. The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being <i>(continued)</i></p>	<p>Transportation Improvements The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.</p>

<p>linked to a specific building phase approval of the project. See Project Phasing in Figure D-8. These improvements may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.</p>	
<p>Maintenance</p> <ol style="list-style-type: none"> 1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed as: Sierra Triple Net, LLC., c/o David Frear, 3960 Howard Hughes Parkway, Suite 150, Las Vegas, Nevada, 89109 2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities. 	<p>Maintenance</p> <ol style="list-style-type: none"> 1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer. 2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

**VILLAGE GREEN COMMERCE CENTER
DEVELOPMENT STANDARDS
AMENDMENT
Master Plan Amendment**



Prepared by:



May 15, 2019

VILLAGE GREEN COMMERCE CENTER DEVELOPMENT STANDARDS AMENDMENT

MASTER PLAN AMENDMENT APPLICATION

Prepared for:

Blackstone Development Group

439 W. Plumb Lane

Reno, Nevada 89509

Prepared by:

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Reno, Nevada 89509

(775) 425-4800

May 15, 2019

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Appendices:

Draft of Village Green Commerce Center Specific Plan - Amendment 2
Washoe County Master Plan Amendment Application
Application Checklist
Owner Affidavit
Applicant Affidavit
Title Report
Proof of Tax Payment

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Introduction

This application includes the following requests:

- A **Master Plan Amendment** to revise the development standards for a single 39.12-acre parcel (APN 534-561-10) within the Village Green Commerce Center Specific Plan.

Project Location

This amendment applies to the parcel outlined below in Figure 1, located at 375 Calle de la Plata in northern Spanish Springs. Specifically, the property is located on the south side of Calle de la Plata, east of Pyramid Highway.

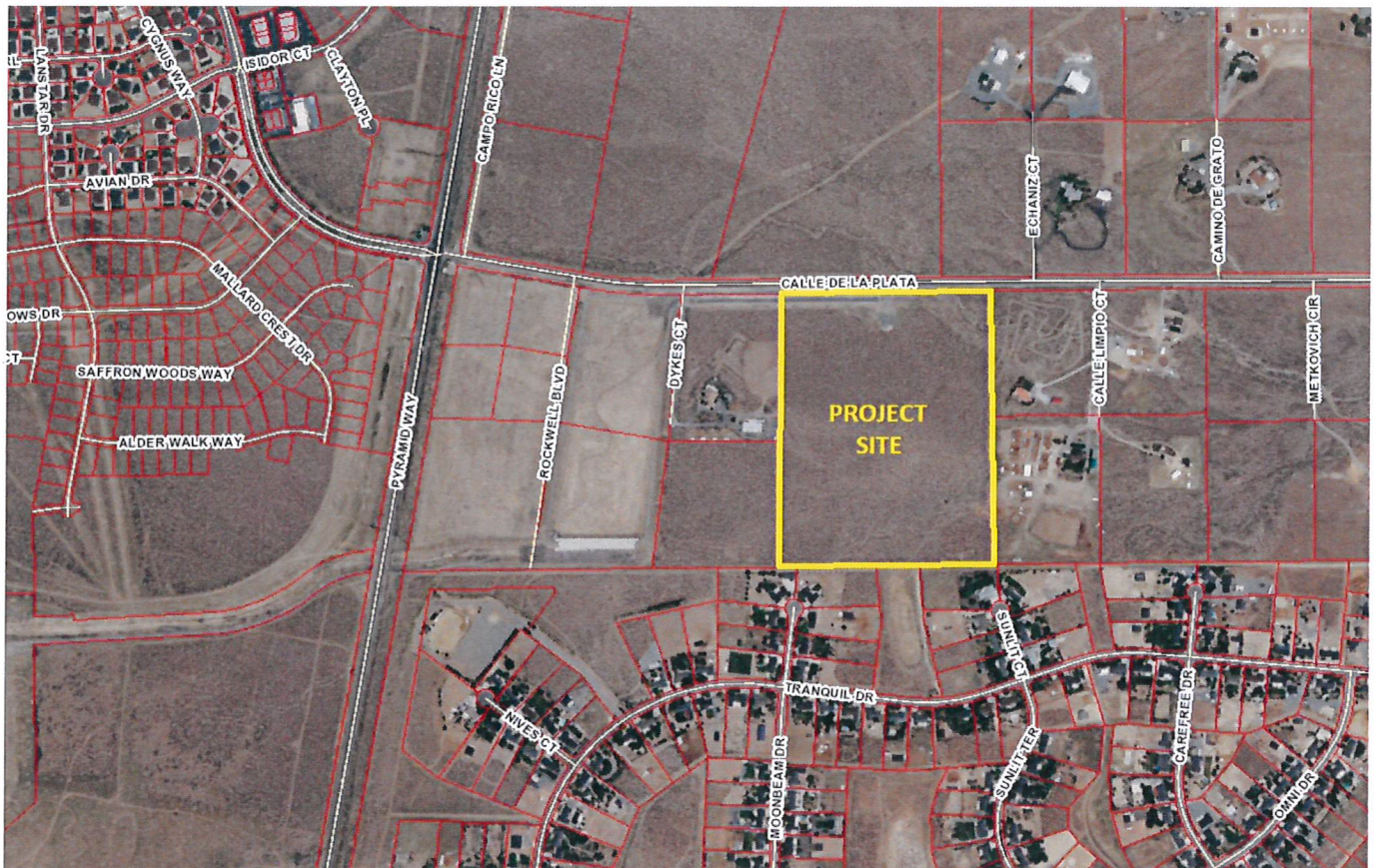


Figure 1 – Vicinity Map

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Existing Conditions

Currently, the project site is vacant. Surrounding land use includes vacant land and a single-family residence to the west, the recently approved Sugarloaf Estates project to the north, and single family residential to the east and south.

The property contains generally flat terrain and is accessed from Calle de la Plata on the north side. Figures 2 (below) and 3 (following page) depict the existing onsite conditions.

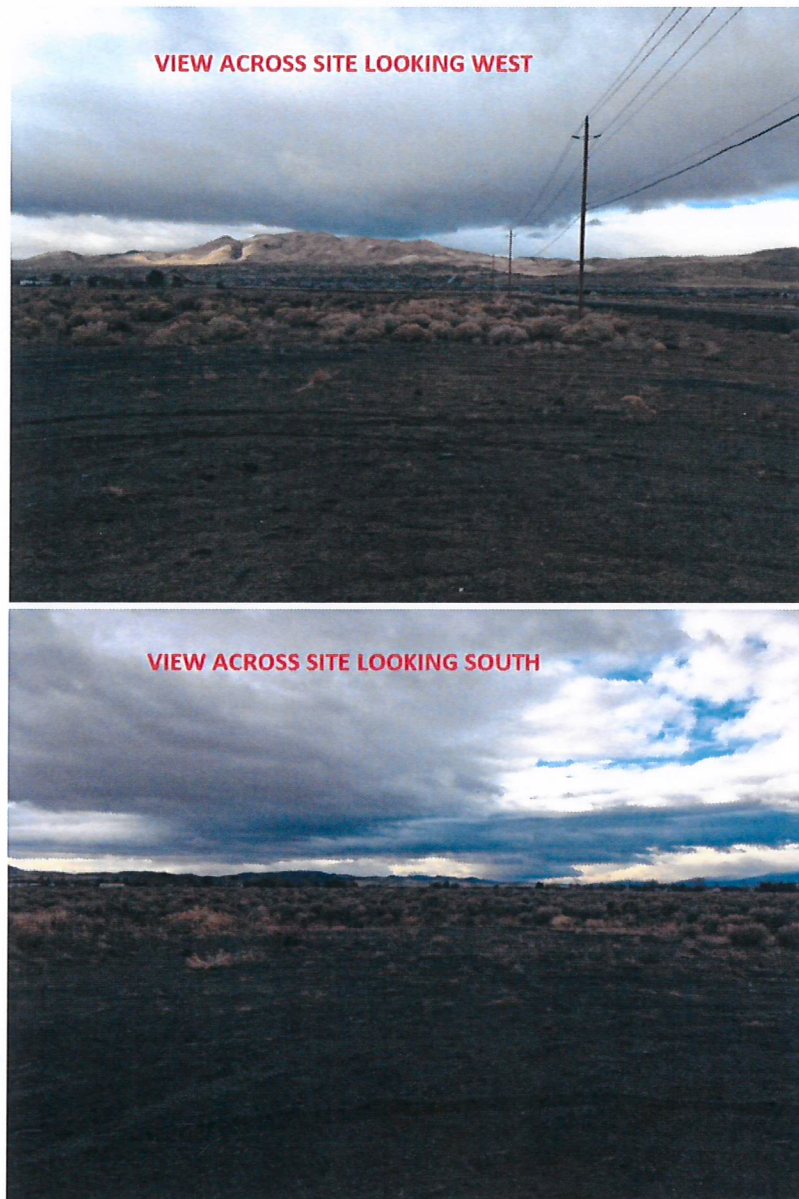


Figure 2 – Existing Conditions

VILLAGE GREEN COMMERCE CENTER AMENDMENT

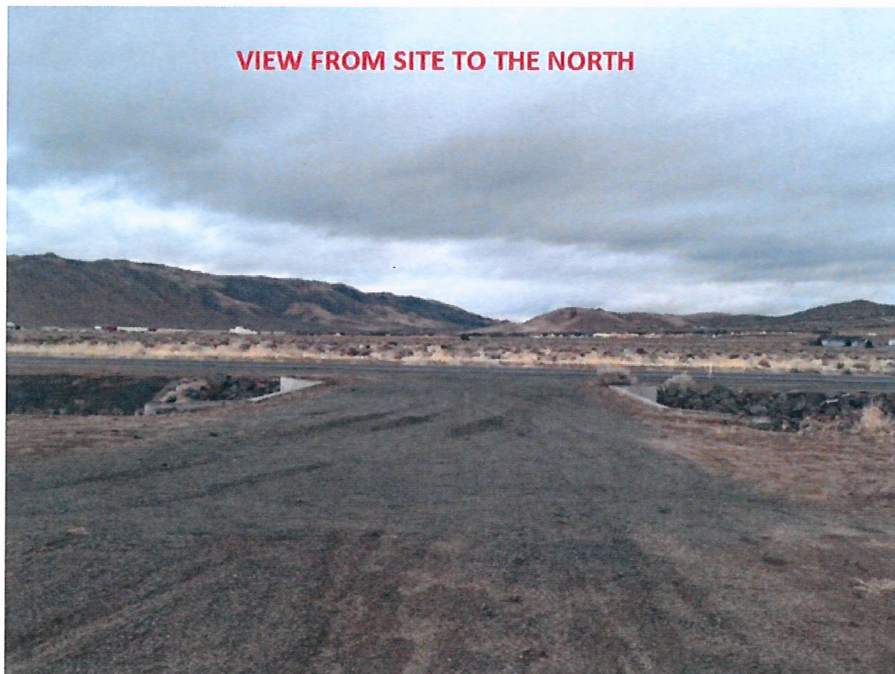


Figure 3 – Existing Conditions

VILLAGE GREEN COMMERCE CENTER AMENDMENT

The Village Green Commerce Center is located within the Spanish Springs Area Plan and is identified within the Suburban Character Management Area as defined in the Spanish Springs Character Management Plan. The Spanish Springs Area Plan states that the Suburban Character Management Area (SCMA) “will be the designated growth area in the Spanish Springs Valley.” Figure 4 (below) depicts the project site in context with the SCMA. Note that no revision to the Character Management Plan is included in this request.

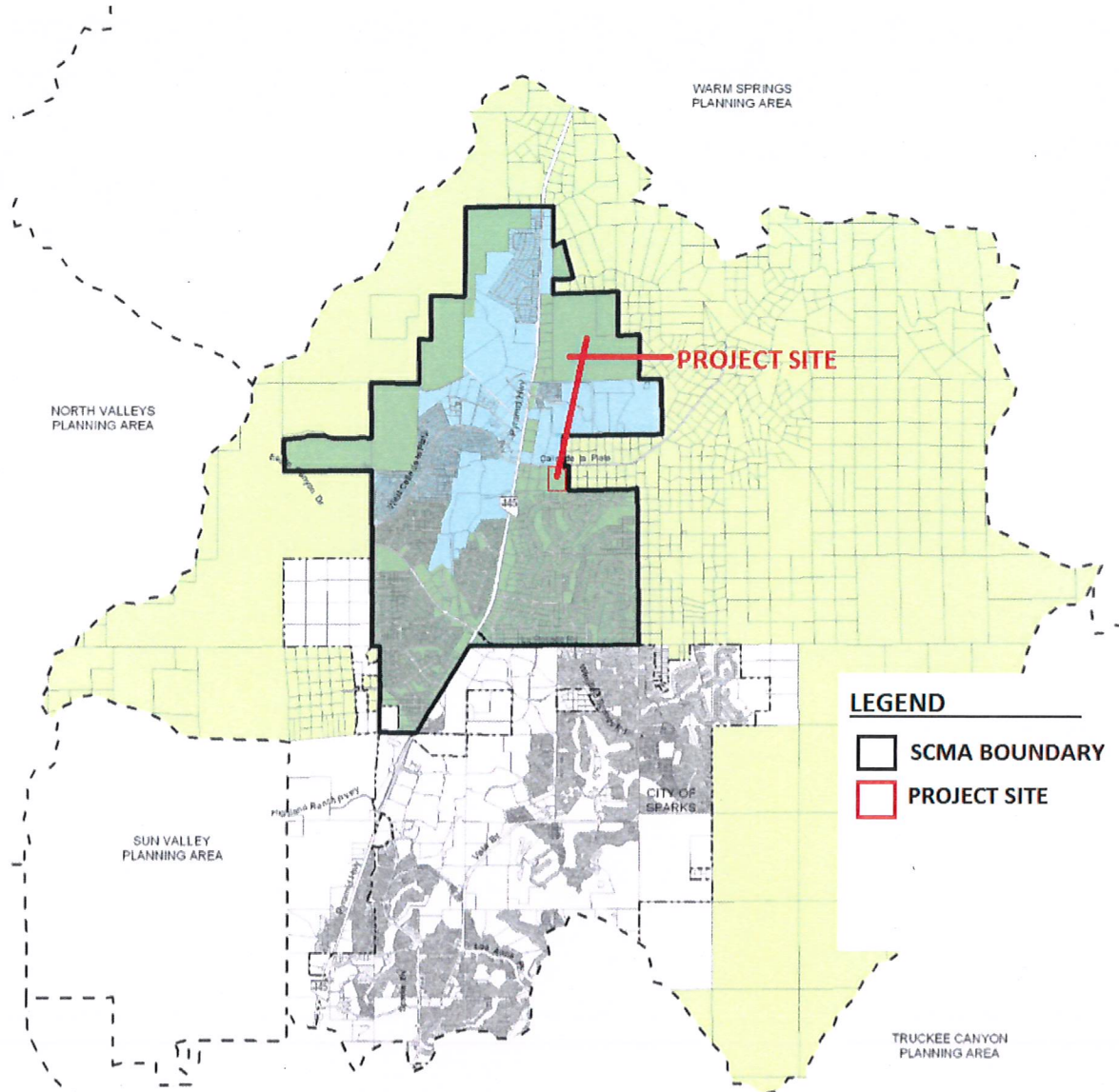


Figure 4 – Suburban Character Management Area

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Request Summary

This application includes a request to amend the existing Village Green Specific Plan by revising the development standards for a single 39.12± acre parcel. This parcel is zoned and Master Planned Industrial and will remain so with this amendment. Figure 6 (below) depicts the Master Plan designation for the project site.

The purpose of the amendment is to allow for industrial development of the site that is more aligned with other contemporary development in Spanish Springs, while retaining the high-quality development standards provided in the Plan. In general, the Plan calls for a restrictive style of architecture that is not well suited to contemporary industrial development. Specific amendments are outlined later in this report. Figure 5 below shows the Master Plan designations for the site and surrounding area.

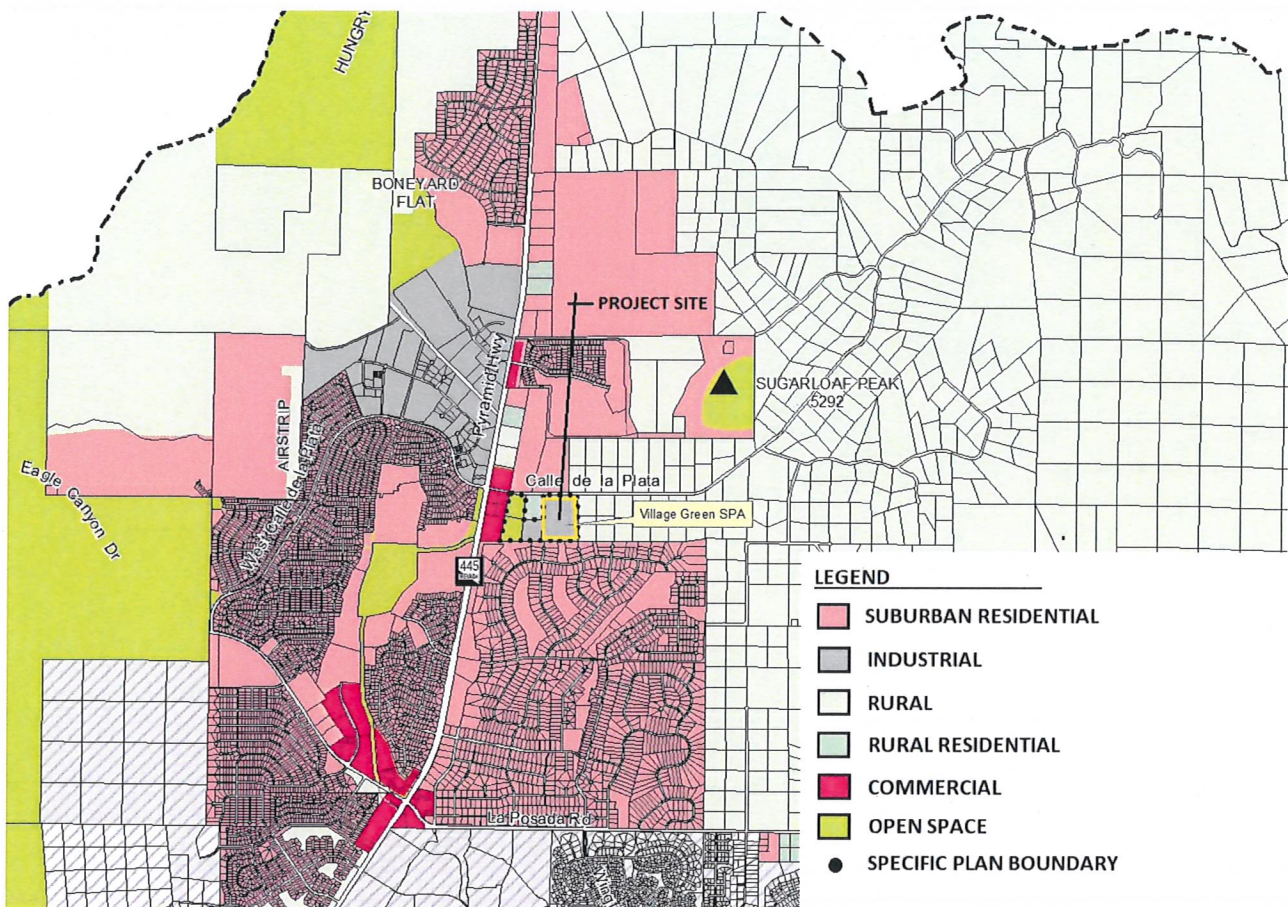


Figure 5 – Master Plan Designation

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Specific Plan Format

The existing Specific Plan addresses all parcels within the Plan area. This amendment proposes to add an addendum to the Plan that provides standards relating to a single parcel within the Plan. This addendum would be added to the existing Plan, leaving the original standards for the rest of the Plan unaffected.

Note that the proposed addendum also includes a summary of Village Green Commerce Center amendments. This is the second amendment. The first amendment removed a parcel from the Plan area.

Proposed Modifications to the Specific Plan

Each proposed amendment to the existing Specific Plan is provided below in **bold text** followed by the original text in *italic*. An explanation of why the amendment is warranted is also included.

Attached to this report is the entire proposed addendum document as it would appear in the Master Plan.

Amendment 2, Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources where feasible.

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources.

The original Specific Plan was written at a time when renewable energy, particularly wind power, was regarded as a highly promising element to include in many projects. Subsequent experience has indicated that few sites are ideal for wind power and that some wind installations have visual and noise impacts. The applicant does not wish to force these impacts on neighbors.

Amendment 2, Goal Two: To promote a high-quality project with contemporary industrial architecture using low impact site design.

Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

The western-themed architecture requirement is difficult to define and does not necessarily result in a pleasing project. The purpose of this amendment is to allow for a site that includes architecturally interesting buildings without dictating a rigid and difficult theme.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Table D-10 Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	30 feet (includes a buffer) ¹
West	5 feet
East	30 feet (includes a buffer) ¹

¹ See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Table D-1 Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	50 feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹

¹ See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

The original setback standards were developed for a single large project that occupied the bulk of the site. Such a project is no longer applicable since the site area has changed with a previous amendment to the Specific Plan. This amended setback table is therefore a response to the changed site area. Note that buffering and landscaping requirements that accompany these setbacks remain in place.

Building Height

- **Maximum building height shall be 40' (feet). All buildings exceeding 36' (feet) in height must be located a minimum of 100' (feet) from any existing residence.**

Building Height

- *Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.*

The building height limits contained in the original Specific Plan are outdated, given current industrial requirements. Current buildings require a higher clear-span measurement, consistent with the height limits proposed here.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Truck Delivery Areas

- Loading “docks” shall be screened from view of residential areas by using architectural elements such as landscaped berms, walls, or overhangs.
- Loading docks are prohibited within 100’ (feet) of any existing residences.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

- *Loading “docks” shall be screened from view of residential areas by using architectural elements such as walls and overhangs.*
- *Loading docks are prohibited within 100’ (feet) of any residential uses or residentially zoned properties.*

Landscaped berms are an attractive and effective means of providing screening. This option probably should have been included in the original approval.

It is not possible to predict the location of future residential construction, possibly resulting in a non-conforming situation within the Village Green Commerce Center. This standard maintains the intent of protecting residents while also allowing the site to develop rationally.

Architecture

Architecture for parcel 534-561-10 shall promote a contemporary industrial theme utilizing the colors and accent standards defined below.

General Guidelines

- Primary building entries shall be identifiable and accessible.
- Stylized façade treatments that complement the intended architectural character shall be permitted.
- Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.
- Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building’s overall appearance.

Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the “Virginia City” theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

General Guidelines

- *Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.*
- *Stylized façade treatments that complement the intended architectural character shall be permitted.*
- *Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.*
- *Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.*
- *Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes, however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.*

As noted, the western theme described in the Specific Plan is not necessarily suited to a contemporary industrial site. By retaining the color, accenting, and variation standards otherwise present in the Specific Plan will ensure an appealing project while allowing for a more flexible design.

Energy Efficient Tenant Criteria

Construction on parcel 534-561-10 shall adhere to the standards contained in the current building code at the time of plan submittal.

Energy Efficient Tenant Criteria

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

- *R20 Insulated Walls*
- *R50 Insulated Ceilings*
- *Electric Hydronic Heat*
- *Electric Cooling*
- *Cement Floors to be insulated and include hydronic coils*
- *Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.*

The original Specific Plan was written at a time when building codes were not as stringent as they are now. The current building code provides assurances on energy efficiency.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Building Massing and Form

Building massing and form on parcel 534-561-10 shall adhere to the standards contained in the Washoe County Development Code at the time of plan submittal.

Building Massing and Form

- *All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.*
- *Building exterior walls shall include some of the following elements:*
- *Design that gives the appearance of multiple structures when functionally possible.*
- *Offsetting building planes through wall step backs.*
- *Treatment with materials to ensure visual interest.*
- *Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.*
- *Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.*
- *Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.*
- *Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.*
- *Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.*

Washoe County Code contains standards on building mass and form that are sufficient for an industrial project, particularly given the architectural standards included above.

Building Materials

- **On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.**
- **Larger buildings may use concrete tilt-up design with articulation techniques such as bumpouts, faux pillars, or trellises. Building entrances may include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.**
- **Materials shall blend existing buildings within the project to provide some level of overall consistency.**
- **Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.**

Building Materials

- *On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.*

VILLAGE GREEN COMMERCE CENTER AMENDMENT

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- *Materials shall blend existing buildings within the project to provide some level of overall consistency.*
- *Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.*
- *Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the “Virginia City” buildings.*

Amendments to this section allow for more flexibility in design while retaining the overall intent of the Plan’s architecture.

Security Lighting

Lighting shall be subject to current Washoe County Development Code standards.

Security Lighting

- *Light standards shall not exceed 12’ (feet) in height. Light standards located within 100’ (feet) of any residential zone shall be limited to no more than 12’ (feet) in height.*
- *In the event a security light standard higher than 12’ (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.*

The current Code contains provisions for managing lighting. Additionally, the above section of the Specific Plan is not clearly written in that it appears to both allow and prohibit light poles taller than 12’.

Landscaping General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

- **A minimum of 10% of the gross site area (39.12± acres) excluding the sedimentation basin shall be landscaped.**
- **All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.**
- **Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.**
- **A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.**
- **Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.**

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Landscaping General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

- A minimum of 20% (11.95+ acres) of the gross site area (59.76± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel.*
- All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.*
- Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.*
- A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.*
 - Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.*
- Effluent water used for landscape irrigation and recharge is highly encouraged. The Master Developer shall be required to provide “dry lines” for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.*

Given the reduced Plan area, it is a substantial burden on the site to adhere to the existing landscape requirement. This amendment allows the site to conform to existing Washoe County Code for Industrial zones.

Buffer Yards

Landscape buffers are included in the 30' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- Building Setback** - All buildings adjacent to these property lines shall maintain at least a 30' (foot) building setback from the south and east property lines.
- Landscape Screening** - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.
- Building Material & Colors** - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

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Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering).

Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- Building Orientation - All buildings oriented along these property lines shall have the “quiet” side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.*
- Building Setback - All buildings adjacent to these property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.*
- Access and Parking - There is no parking or access allowed unless required for emergency vehicle circulation or fire doors for the buildings.*
- Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.*
- Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.*
- Lighting – Lighting on the exterior of buildings is restricted to security lighting.*

Amended buffer yards are required due to the reduced site area. These amended yards provide substantial separation from neighboring properties while allowing a more flexible site design. As amended, these setbacks exceed what is required by Code. The buffer yard on the east side is three times greater than required by Code and the south buffer is twice as great as Code.

Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

- A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.**
- A minimum of one tree per every 25 parking spaces shall be provided within parking lot “islands.”**
- Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6' (foot) minimum height.**
- These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.**

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Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

- *A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.*
- *A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.”*
- *Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.*
- *These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.*
- *Landscaping shall not be less than 15% of the site area of the parking lot.*

Amending the landscaping requirement will allow for a more efficient site layout and more functional design.

Site Grading

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

- **Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.**
- **Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5’ (feet) in height.**
- **Retaining walls shall use native stone or modular blocks materials where grading dictates.**

Site Grading The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

- *Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.*
- *Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.*
- *Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared*

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off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.

- Retaining walls shall use native stone or modular blocks materials where grading dictates.*

The only amendment to the site grading standards is the removal of a requirement that mass grading be restricted to each project phase. With the reduced Plan area, this requirement is no longer significant.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by adhering to the most current Washoe County Building Code requirements.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by including the following standards:

- 1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.*
- 2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.*
- 3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at www.thebuilders.com/sierragreen.php.*
- 4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.*
- 5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).*
- 6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.*
- 7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.*
- 8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.*
- 9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.*
- 10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.*
- 11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.*

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The original Specific Plan was written at a time when building codes and site design standards were not as stringent as they are now. Additionally, low-impact development standards for grading and landscaping were not always included in the Code in the past. The current building and development codes provide assurances on environmental sustainability.

Administration Project Phasing

The Village Green Commerce Center as described earlier applies to the overall Plan. The following standards apply to parcel 534-561-10.

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.

Administration Project Phasing

The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure D-8 below. That plan includes 6 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following three conditions shall be satisfied as noted with specific phasing requirements:

1. *Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.*
2. *The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.*
3. *Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development.*

This amended section retains the overall intent and purpose of the original phasing plan.

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC. The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building phase approval of the project. See Project Phasing in Figure D-8. These improvements

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may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

Given the reduced size of the project, earlier traffic impacts are unlikely to be realized due to the project and the requirements under this section should be reduced accordingly.

Maintenance

- 1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer.**
- 2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.**

Maintenance

- 1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed as: Sierra Triple Net, LLC., c/o David Frear, 3960 Howard Hughes Parkway, Suite 150, Las Vegas, Nevada, 89109*
- 2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.*

The above section has been amended to remove the previous owner name.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Project Impacts

It is important to note that nothing in this amendment introduces new impacts to the area. The site is currently zoned industrial and will remain so with this request. In fact, the overall size of the Specific Plan has been reduced over the years, resulting in overall impacts lower than were originally expected when the Plan was approved.

Allowed uses remain unchanged with this request.

Washoe County Master Plan Policy Analysis

The Washoe County Master Plan contains numerous goals and policies that support the requested Master Plan Amendment. These policies are listed and addressed below:

Conservation Element:

C.2.1 The Washoe County Department of Community Development shall maintain maps depicting valuable scenic areas, including but not limited to, prominent ridgelines, playas, and other unique scenic features. These maps shall be used to determine, in part, the land use and public services and facilities appropriate for each planning area. These maps, which may be specific to and contained within each Area Plan, shall also be used during development review to identify areas where scenic resource assessment and possible mitigation measures may be required.

The project site does not contain any significant natural features or resources and is identified in the Spanish Springs Area Plan as suited for development.

C.2.3 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and escarpments. Evaluation shall address mitigation of the affects on visual appearance, scarring of hillsides, and the impact of increasing access in roadless areas.

The project site is ideal in that development will not result in the grading of hillsides, visual scarring or grading of roadways through undeveloped parcels.

Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.

Once again, development of the site will not result in any threat to protected resources, cultural sites, sensitive lands, etc. The project site is flat and well suited for development.

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C.3.1 *The Washoe County Department of Community Development shall adequately consult with other agencies while maintaining Development Suitability maps that depict valuable and/or critical land, water and wildlife resources or features which shall include, but not be limited to, the following:*

- a. *Geothermal and mining areas.*
- b. *Landslide, avalanche and rockfall areas.*
- c. *Active and potentially active faults, and areas of potential ground shaking.*
- d. *Slopes greater than 15 percent.*
- e. *Sensitive soils.*
- f. *Key wildlife habitats and migration routes.*
- g. *Wild fire hazard areas (as specified by the respective fire agency).*
- h. *One hundred year flood plains.*
- i. *Perennial and intermittent streams, and wetlands.*

This map series shall be used to determine the land use and public services and facilities appropriate for each planning area. These maps shall also be used during development review to identify areas where more detailed land and water resource information is needed. Where the information indicates a need, measures to protect these resources shall be required. The maps depicting development constraint areas and areas of biodiversity should be used as a reference tool only in reviewing development applications.

Previous flooding concerns were alleviated with the construction of the regional detention facility located west of the project site. There are no known natural constraints that would preclude development of the site.

Goal Ten: Incorporate technical information on geologic hazards into the land use planning and development processes.

A review of record data indicates no known geologic hazards. A detailed geotechnical analysis will be included with the forthcoming tentative map request.

C.16.1 *Through the adoption of the Open Space and Natural Resource Management Plan and implementation of the policies contained in the Land Use and Transportation Element, Washoe County will promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation and open space.*

The planned trails and open space within the Village Green Commerce Area Specific Plan serve to implement this policy.

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Land Use and Transportation Element:

Goal One: Influence future development to abide by sustainable growth practices.

The project site is within an approved Specific Plan and has therefore been intended for development for some time. Encouraging development close to existing facilities and roads reduce impacts to natural resources and reduces the pressure for urban sprawl.

LUT.1.1: Washoe County should define smaller areas where more intense suburban developments permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).

The project site lies within the identified Suburban Character Management Area of the Spanish Springs Area Plan.

Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

Encouraging development on this site supports this goal, by allowing development on an area already approved for industrial use.

LUT.3.1: Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

The project site is located within an identified Suburban Character Management Area as well as within the TMSA.

LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

The site has no known natural constraints and is one of the few remaining larger (40 acre) undeveloped parcels in the Suburban Character Management Area. As such, it is well suited to meet the future development needs of Spanish Springs and the region.

LUT.4.4 Encourage new suburban developments to provide interconnected street networks (Photo 6) to improve fluidity between different land uses and encourage walking and cycling as viable and safe modes of transportation.

The Specific Plan includes trails and open space.

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LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

The site is located in an area of existing services and patrols and can easily be absorbed into the existing service framework.

LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base. Encourage land uses that preserve a quality of life and define a sense of place within the region*

A project on this site will strengthen the local economic base while not expanding service areas for utility and public safety providers.

LUT.9.5 Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses.

As noted above, the Specific Plan includes open space areas.

LUT.12.2 In reviewing development or other land use applications, the County shall consider open space values and other characteristics, which contribute to the open and rural character or unincorporated Washoe County.

The open space serves to implement the Vision and Community Character sections of the Spanish Springs Area Plan.

LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.

The Policy Analysis included in this report clearly demonstrates the project's conformance.

Population Element:

Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces.

Encouraging development on this site contributes to a balance of land uses in the area.

GOAL 1.1 Between 2007 and 2030, at least 99% of the region's population growth and 99% of the

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region's jobs growth will be located in the Truckee Meadows Service Areas (TMSA).

The project site is within the existing TMSA and serves to better respect natural resources and provide more efficient use of infrastructure as encouraged within the Regional Plan, Washoe County Master Plan, and Spanish Springs Area Plan.

Policy 1.1.3 or Reno, Sparks, and Washoe County the Regional Plan defines Truckee Meadows Service Areas (TMSA) and Future Service Areas (FSA) that avoid environmental degradation, optimize infrastructure, and maintain a compact form while providing for a variety of living and working situations.

The project site is well suited for development and allows for better optimization of infrastructure and less impact on resources.

Policy 1.1.8 The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Development Area (see Map 3). The Development Constraints Area consists of playas, jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the floodplain Zone AE floodways, significant water bodies, natural slopes over 30%, publicly-owned open space, and properties that are deed restricted to prevent development.

The site is not located within a Development Constraints Area.

Policy 3.5.1 To be in conformance with the Regional Plan, the master plans, facilities plans, and other similar plans of local governments and affected entities must ensure that necessary public facilities and services to support new development are or will be available and adequate, based on adopted levels of services (LOS) at the time the impacts of new development occur.

Infrastructure is already in place around the site and can be easily extended to serve future development. Therefore, the concurrency requirements are met.

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Request Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment requests. These findings are listed below and are addressed in **bold face** type.

Master Plan Amendment

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

The request is consistent with the Master Plan in that it doesn't change allowed uses on the site and doesn't change the overall intent of the Plan. With this amendment in place, the Plan still requires that buildings be of high quality with significant architectural variation and interest.

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

The requested amendment does not change the allowed land uses. Land use impacts from this site were therefore already reviewed during the approval of the existing Specific Plan. Standards for setbacks and architecture remain in excess of what is required by standard County Code.

- (3) Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

The primary change prompting this request is the previous amendment to the Specific Plan that reduced the overall Plan area. The Plan was approved based on a vision of a single large project occupying the site. With the reduced Plan area, such a project is no longer likely. This amendment is therefore an attempt to better position the property for development.

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

As detailed throughout this report all facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure.

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- (5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The site is located within the Suburban Character Management Area and is part of an approved Specific Plan. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new growth has long been anticipated.

- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

APPENDIX

Village Green Commerce Center Specific Plan - Amendment 2

This section of the Specific Plan amends selected design requirements and standards for parcel 534-561-10 only. This 39.12± acre parcel is shown below in Figure D-9.

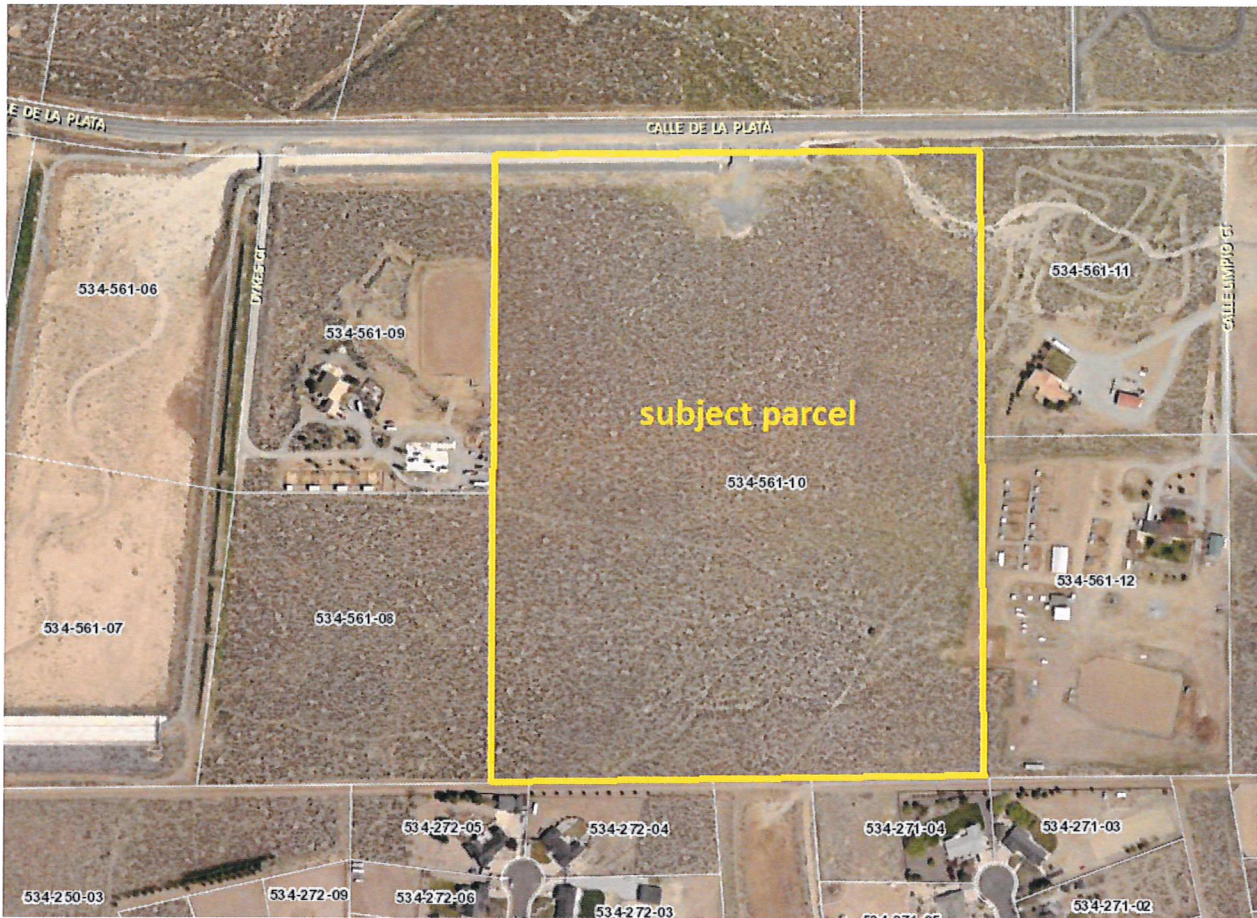


Figure D-9: Location Map

Amendment Description

The Village Green Specific Plan was originally conceived as a large site that would be developed with a single integrated project. This project was never installed and the Specific Plan has subsequently undergone changes including the removal of parcel 534-561-09. This parcel removal impacts the remaining site area and renders it somewhat less suitable for a single large development. The currently proposed amendment is therefore intended to make the parcel more suitable for a standard industrial development.

Nothing in this amendment is intended to overturn the original intent of the Specific Plan, which was to provide a quality development with appealing architecture while respecting the environmental realities of the area. For example, this amendment does not seek to encroach into the central detention basin area that was included as part of the original design.

The following goals, design requirements, and standards shall apply to parcel 534-561-10. For standards not addressed here, refer to the text of the overall Specific Plan.

Specific Plan Goals

Protect the Natural Environment

Amendment 2, Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources where feasible.

Energy Conservation

Amendment 2, Goal Two: To promote a high-quality project with contemporary industrial architecture using low impact site design.

Table D-10 Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	30 feet (includes a buffer) ¹
West	5 feet
East	30 feet (includes a buffer) ¹

¹ See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Building Height

- Maximum building height shall be 40' (feet). All buildings exceeding 36' (feet) in height must be located a minimum of 100' (feet) from any existing residence.

Truck Delivery Areas

- Loading “docks” shall be screened from view of residential areas by using architectural elements such as landscaped berms, walls, or overhangs.

- Loading docks are prohibited within 100' (feet) of any existing residences.

Architecture

Architecture for parcel 534-561-10 shall promote a contemporary industrial theme utilizing the colors and accent standards defined below.

General Guidelines

- Primary building entries shall be identifiable and accessible.
- Stylized façade treatments that complement the intended architectural character shall be permitted.
- Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.
- Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.

Energy Efficient Tenant Criteria

Construction on parcel 534-561-10 shall adhere to the standards contained in the current building code at the time of plan submittal.

Building Massing and Form

Building massing and form on parcel 534-561-10 shall adhere to the standards contained in the Washoe County Development Code at the time of plan submittal.

Building Materials

- On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.
- Larger buildings may use concrete tilt-up design with articulation techniques such as bumpouts, faux pillars, or trellises. Building entrances may include overhangs, awnings, trellises, or similar elements to

identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

- Materials shall blend existing buildings within the project to provide some level of overall consistency.
- Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Landscaping General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

- A minimum of 10% of the gross site area (39.12± acres) excluding the sedimentation basin shall be landscaped.
- All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.
- Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.
- A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.
- Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Buffer Yards

Landscape buffers are included in the 30' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- Building Setback - All buildings adjacent to these property lines shall maintain at least a 30' (foot) building setback from the south and east property lines.
- Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

- Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

- A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.
- A minimum of one tree per every 25 parking spaces shall be provided within parking lot “islands.”
- Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.
- These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Site Grading

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

- Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.
- Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5’ (feet) in height.
- Retaining walls shall use native stone or modular blocks materials where grading dictates.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by adhering to the most current Washoe County Building Code requirements.

Administration Project Phasing

The Village Green Commerce Center as described earlier applies to the overall Plan. The following standards apply to parcel 534-561-10.

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

Maintenance

1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer.
2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

List of Specific Plan Amendments:

1. Parcel 534-561-09 removed from Specific Plan (MPA14-002)
2. Amend selected development standards for parcel 534-561-10

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Village Green Development Standards Amendment			
Project Description: A request to amend selected development standards for one parcel within the existing Village Green Commerce Center Specific Plan. Exact amendments are listed in the attached materials.			
Project Address: 375 Calle De La Plata			
Project Area (acres or square feet): 39.12 acres			
Project Location (with point of reference to major cross streets AND area locator): south side of Calle De La Plata, roughly 1,860' east of the intersection with Pyramid Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-561-10	39.12		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SP08-001, CR09-009			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: STN 375 Calle Group, LLC		Name: Rubicon Design Group	
Address: 3860 GS Richards Blvd		Address: 1610 Montclair Avenue, Suite B	
Carson City, NV	Zip: 89703	Reno, NV	Zip: 89509
Phone: 775-885-8847	Fax:	Phone: 775-425-4800	Fax:
Email: rkuckenmeister@kbcallc.com		Email: mrailey@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-250-3455	Other:
Contact Person: Randall Kuckenmeister		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Blackstone Development Group		Name:	
Address: 439 W. Plumb Lane		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 520-400-4845	Fax:	Phone:	Fax:
Email: jgm@blackstonedevelopmentgroup.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Josh Myers		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input checked="" type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

An amendment to the Village Green Specific Plan to make a specific parcel more suitable for a standard industrial development

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

The VGSP was originally conceived as a development for a single integrated project. Changes have occurred to the original plan, including the removal of APN 534-561-09

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

South side of Calle de la Plata, roughly 1,860' east of the intersection with Pyramid Way. (APN# 534-561-10)

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
N/A	N/A	N/A	N/A	N/A

c. What are the adopted land use designations of adjacent parcels?

North	Suburban Residential
South	Suburban Residential
East	Rural
West	Industrial and Rural Residential

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

The project site is currently vacant and includes flat terrain that includes native brush and grasses. The site is currently accessed via a single connection to Calle de la Plata

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The project site is generally flat and contains native vegetation. There are no known natural constraints or resources onsite that would preclude development of the property.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes No

Explanation:

County GIS identifies the site as Zone AO however this likely does not reflect recent flood channel construction in the area.

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes No

Explanation:

N/A

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- 7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- 8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #	TBD	acre-feet per year	TBD
b. Certificate #	TBD	acre-feet per year	TBD
c. Surface Claim #	TBD	acre-feet per year	TBD
d. Other #	TBD	acre-feet per year	TBD

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Water rights will be dedicated through TMWA at the time of development. No development is being requested at this time.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

N/A

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Traffic generated by a future project would access Pyramid Highway via Calle de la Plata.

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District - La Posada Drive
b. Health Care Facility	Renown Health or St. Mary's Urgent Care - Los Altos Parkway
c. Elementary School	Taylor
d. Middle School	Shaw
e. High School	Spanish Springs
f. Parks	Lazy 5 Regional Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Pyramid Way @ McCarran Boulevard

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

- a. Population Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- b. Conservation Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- c. Housing Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- d. Land Use and Transportation Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- e. Public Services and Facilities Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- f. Adopted area plan(s):

The attached report includes a detailed analysis of the Spanish Springs Area Plan, including its policies, exhibits, etc.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

No substantive changes to the approved Maintenance Plan are proposed.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

A detailed report that fully explains the project request is included.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering				Parks			Health District		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	TOTAL		
<i>DIVISION OF LAND INTO LARGE PARCELS (See Note 2)</i>	\$252	-	\$10.08	\$416	\$35	\$18.04	-	-	\$47	-	\$778.12		
<i>EXTENSION OF SUBDIVISION EXPIRATION DATE</i>	\$340	-	\$13.60	-	-	-	-	-	-	-	\$353.60		
<i>MASTER PLAN AMENDMENT</i>													
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-	-	\$423	-	\$7,265.16		
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	-	\$423	-	\$4,614.20		
<i>NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST</i>	\$52	-	-	-	-	-	-	-	-	-	\$52.00		
<i>REGULATORY ZONE AMENDMENT</i>													
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	-	\$572	-	\$6,067.36		
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	-	\$572	-	\$3,416.40		
<i>REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)</i>													
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$572	-	\$6,840.08		
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$572	-	\$5,515.12		
<i>REINSPECTION FEE</i>	-	-	-	-	-	-	-	-	-	-	\$50/hr.		
<i>RESEARCH/COPIES</i>	-	-	-	-	-	-	-	-	-	-	Note 3		
<i>SIGN PERMIT INSPECTION - (Permanent or Temporary)</i>													
<i>SPECIAL USE PERMIT</i>													
Residential													
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	-	\$572	-	\$2,267.20		
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	-	\$572	-	\$2,056.08		
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-	-	-	-	-	-	\$1,208.48		
Commercial, Industrial, Civic													
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-	-	\$572	\$226	\$3,603.92		
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	-	\$572	\$226	\$4,009.52		
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	-	\$572	\$226	\$3,392.80		
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	-	\$572	\$226	\$3,798.40		
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-	-	-	-	-	-	\$2,329.60		

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

Master Plan Amendment

Washoe County Code (WCC) Chapter 110, Article 820, Amendment of the Master Plan, provides the method for amending the Master Plan, including requests to change a master plan designation affecting a parcel of land or a portion of a parcel. A Master Plan Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.820, for further information.

Development Application Submittal Requirements

Applications are accepted on the 15th of January, May, and September

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Master Plan Amendment Application materials.
6. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed amendment will create the potential to generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources, as may be acceptable by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering staff prior to preparing a traffic impact report.
7. **Application Map Specifications:** If this request involves a change to a map within the Master Plan, provide a map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed master plan amendment. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Master Plan Amendment Application.
9. **Digital File:** If this request involves a change to a map within the Master Plan, the applicant must provide an electronic file representing the scale, location, and size (in acres) of the proposed Master Plan changes. The file shall match any exhibits and/or acreage information contained within the original paper application. Preferred file format will be compatible with ESRI Geographic Information System (GIS) software technology (AutoCAD files are acceptable but should only include the polygon layer information necessary to determine the location and size of the proposed land use change request). The data provided will be used by staff to create a "side-by-side" comparison map of existing and proposed land use and will also be the basis for official changes to the Washoe County land use database should the request be approved. The data may also be used for three dimensional (3D) modeling of the request during the permit review and public hearing process.
10. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any large-scale map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on

Property Owner Affidavit

Applicant Name: Blackstone Development Group, Inc

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
 Carson City)
COUNTY OF WASHOE)

I, Randal S. Kuckenmeister, Manager of STN 375 Calle Graf, LLC
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 534-561-10

Printed Name Randal S. Kuckenmeister

Signed [Signature]

Address 3860 65 Richards Blvd

Carson City, NV 89703

(Notary Stamp)

Subscribed and sworn to before me this 13th day of May, 2019.

Elaine Kusisto
Notary Public in and for said county and state

My commission expires: 10-3-2022



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

ENTITY NUMBER

STN 375 CALLE GROUP, LLC

E0190792011-9

NAME OF LIMITED-LIABILITY COMPANY



100403

FOR THE FILING PERIOD OF APR, 2019 TO APR, 2020

USE BLACK INK ONLY - DO NOT HIGHLIGHT

****YOU MAY FILE THIS FORM ONLINE AT www.nvsilverflume.gov****

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. If there are additional managers or managing members, attach a list of them to this form.
3. Return completed form with the fee of \$150.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
4. State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
5. Make your check payable to the Secretary of State.
6. **Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
7. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
8. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20190157452-86
	Filing Date and Time 04/09/2019 12:54 PM
	Entity Number E0190792011-9

(This document was filed electronically.)
ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$150.00 LATE PENALTY: \$75.00 (if filing late) BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

NRS 76.020 Exemption Codes

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

- 001 - Governmental Entity
- 006 - NRS 680B.020 Insurance Co.

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NAME RANDAL S KUCKENMEISTER	MANAGER OR MANAGING MEMBER		
ADDRESS 3860 GS RICHARDS BLVD.	CITY CARSON CITY	STATE NV	ZIP CODE 89703
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X RANDAL KUCKENMEISTER
Signature of Manager, Managing Member or Other Authorized Signature

Title: MANAGER Date: 4/9/2019 12:54:13 PM

**MAP OF DIVISION
 INTO LARGE PARCELS #23**
 a.k.a.
**SPANISH SPRINGS VALLEY
 RANCHES, UNIT 2**

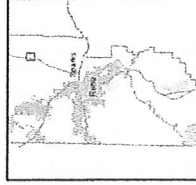
A POR. OF SECTIONS 23, 24, 25 & 26
 T21N - R20E

Assessor's Map Number

534-56

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

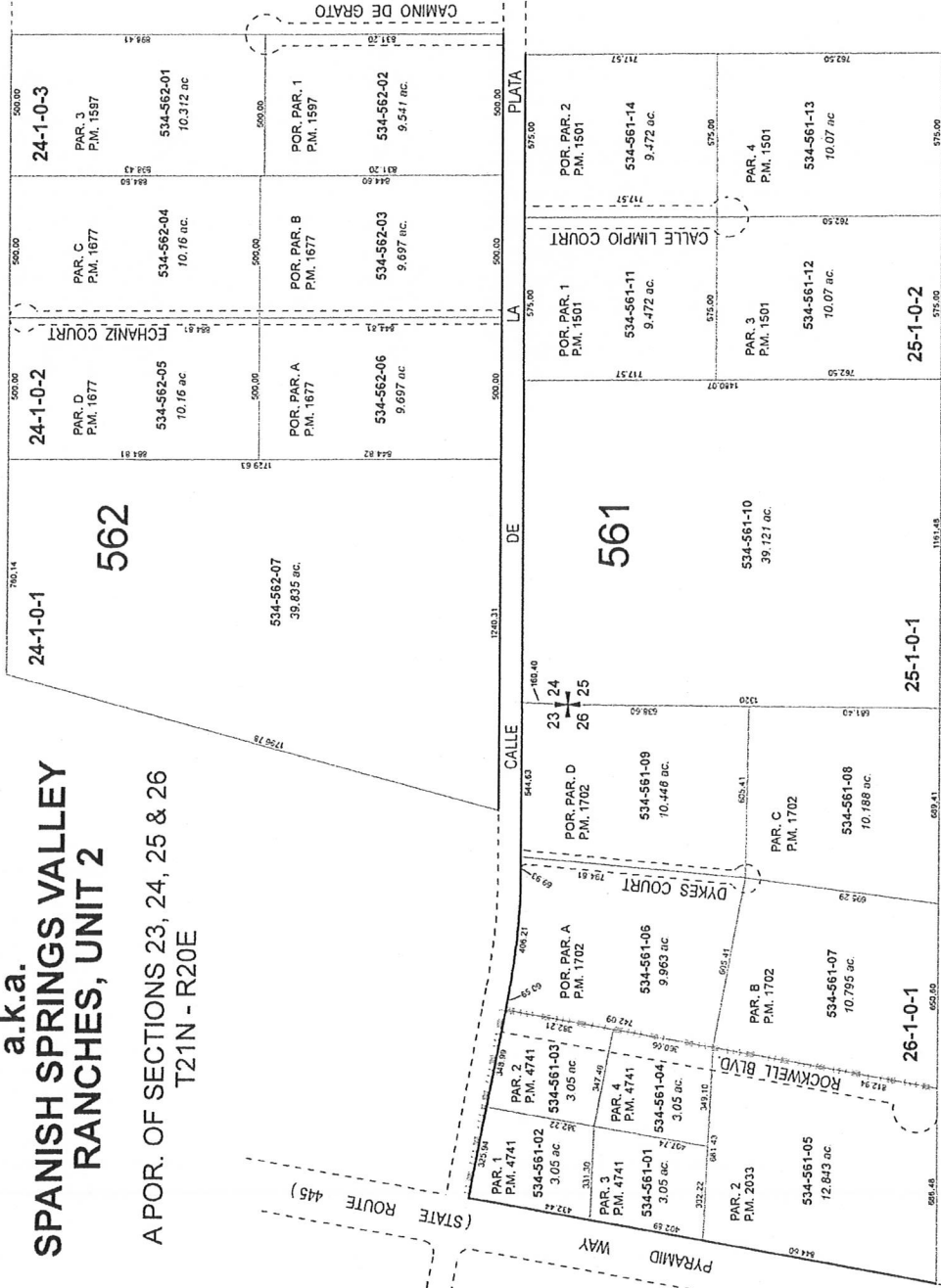
1001 East Main Street
 Reno, Nevada 89512
 (775) 235-2231



created by: **KSB 1/25/11**
 last updated:

see previously shown on map(s)
076-40

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of accuracy or assurance as to the sufficiency or accuracy of the data delineated hereon.



Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
53456110	Active	5/13/2019 2:07:00 AM

Current Owner:
STN 375 CALLE GROUP LLC
C/O RANDAL S KUCKENMEISTER MGR
3860 GS RICHARDS BLVD
CARSON CITY, NV 89703

SITUS:
375 CALLE DE LA PLATA
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Section 24 Section 25,26 Lot Lot Block Block Township 21 Township 21 Range 20 Range 20
SubdivisionName _UNSPECIFIED SubdivisionName _UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$727.61	\$727.61	\$0.00	\$0.00	\$0.00
2017	\$698.44	\$698.44	\$0.00	\$0.00	\$0.00
2016	\$680.61	\$680.61	\$0.00	\$0.00	\$0.00
2015	\$680.44	\$680.44	\$0.00	\$0.00	\$0.00
2014	\$680.46	\$680.46	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer


- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.


Pay By Check


Please make checks payable to:
WASHOE COUNTY TREASURER


Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**