

# CROSSBOW COURT SPECIAL USE PERMIT APPLICATION

CROSSBOW COURT AND ARROWCREEK PARKWAY

## A NEIGHBORHOOD COMMERCIAL CENTER



SUBMITTED JUNE 16, 2014

# Application for a Special Use Permit

For

## Crossbow Court Neighborhood Commercial Center

Prepared For:

**Helvetica CTV Crossbow, LLC**

5927 Balfour Court, Suite 208  
Carlsbad, CA 92008-7377

Prepared By:

**K KRATER CONSULTING**

A Nevada professional corporation  
901 Dartmouth Drive  
Reno, Nevada 89509  
(775) 815-9561

June 16, 2014

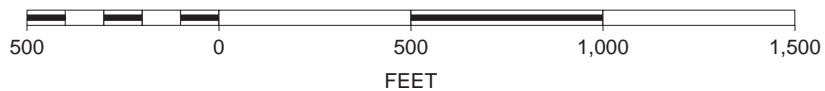
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# Crossbow Neighborhood Center - Aerial Photo



SCALE 1 : 6,000



SB14-013





Google earth





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Google earth



**SB14-013**

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Crossbow Neighborhood Commercial			
Project Description: Plans call for the construction of a new 12,000 square foot neighborhood Commercial Center on two parcels equaling 1.82 acres located on Arrowcreek & Crossbow. A special use permit is required for the commercial center as the property is zoned LDS.			
Project Address: 2500 and 2540 Crossbow Court, Reno			
Project Area (acres or square feet): 79,160 sq. ft. or 1.82 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Northeast corner of Arrowcreek Parkway & Crossbow Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
152-921-01	0.74	152-921-02	1.07
Section(s)/Township/Range: PORTION OF SW 1/4 SECTION 24 T18N - R19E			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). N/A			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Helvetica CTV Crossbow, LLC		Name: Kenneth Krater, P.E.	
Address: 5927 Balfour Court, Suite 208		Address: 901 Dartmouth Drive	
Carlsbad, CA	Zip: 92008-7377	Reno, Nevada	Zip: 89509
Phone: (310) 575-3301	Fax: 310-496-0498	Phone: 775-815-9561	Fax: 775-786-2702
Email: cmestler@helveticagroup.com		Email: kkrater@nvcbell.net	
Cell:	Other:	Cell: 775-815-9561	Other:
Contact Person: Chad Mestler		Contact Person: Ken Krater	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Helvetica CTV Crossbow, LLC		Name:	
Address: 5927 Balfour Court, Suite 208		Address:	
Carlsbad, CA	Zip: 92008-7377		Zip:
Phone: (858) 509-3496	Fax:	Phone:	Fax:
Email: dgash@capitalvantagerei.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Dave Gash		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

A 12,000 sq. ft. Neighborhood Commercial Center (No Drive Through) with two separate 6,000 sq. ft. buildings.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

N/A - Vacant Land

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Improvements will include connection to existing water and sanitary sewer systems, development of a storm drain system, parking lots, lighting, landscaping, fencing, and construction of a monument sign at the intersection of Arrowcreek Parkway and Crossbow. Note that this parcel is located at the NE corner of the intersection of Arrowcreek Parkway and Crossbow Court. Construction should take approximately 4 to 6 months.



4. What is the intended phasing schedule for the construction and completion of the project?

The site infrastructure will be completed as a single phase and the buildings will be completed in either a single phase or two phases (one building at a time) depending on the level of pre-leasing activity.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The parcel is in a developed area with direct access to an arterial street and all utilities. A 12,000 sq. ft. Neighborhood Commercial Center will be a low impact use with nominal traffic volumes (see trip generation information). Significant landscaping will help screen the project from adjoining homes including an existing median on Arrowcreek Parkway, a landscape parkway on Arrowcreek Parkway and site landscaping. The nearest home is 350 feet away from the property. The commercial center is across from Hunsberger Elementary School. However, the commercial center will be over 450' minimum away from the actual school and will have different peak hours than the school (along with Sage Ridge School further north on Crossbow).

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

A small neighborhood shopping center will provide retail and commercial services for nearby residents without having to travel an extra three miles to retail centers on S. Virginia Street and Damonte Ranch Parkway or the Mt. Rose Highway and Wedge Parkway. The center will provide a convenient dining and shopping location for Hunsberger School and Sage Ridge School parents and faculty. This small 12,000 sq. ft. neighborhood center will truly serve local residents. Splitting the center into two buildings will reduce the impact of the project and make it more pedestrian friendly.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Good site design, landscaping, access and site circulation; attractive and vibrant architecture that ties in with the new fire station and makes it clear the the buildings are commercial in nature. Business hours for restaurants will be limited to 6:00 am to 10:00 pm Monday through Thursday, 6:00 am to 12:00 pm Friday and Saturday, and 8:00 am to 10:00 pm on Sunday. All other shops will have business hours from 8:00 am to 10:00 pm seven days a week. Loading areas are on the east side of the buildings and screened from residential uses. Adequate trash and recycle enclosures are provided, also located on the east side of the buildings.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Hours of operation as noted above (Business hours for restaurants will be limited to 6:00 am to 10:00 pm Monday through Thursday, 6:00 am to 12:00 pm Friday and Saturday, and 8:00 am to 10:00 pm on Sunday. All other shops will have business hours from 8:00 am to 10:00 pm seven days a week). No drive through businesses allowed. No Truck Idling signs will be placed adjacent to the loading area per Health Dept. regulations and to reduce noise. No taverns will be allowed.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Code requires 60 parking spaces. 57 regular parking spaces are provided along with three van accessible spaces for 60 spaces total. All parking spaces are on site.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Landscaping that meets county code will be residential in nature for a desert landscape environment with minimal turf, deciduous and evergreen trees, shrubs, perennials, and ground cover. Only turf will use overhead irrigation. All other landscape areas will use drip irrigation. A separate landscape plan is attached as part of this application.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

Wall Signs - Building signs will have a maximum letter height of 30" and colors shall be compatible with the building palette. Nationally recognized and trademarked corporate logos and colors can be used. Letters shall be individually channelized with internal LED illumination. Can signs are prohibited. Monument sign - An 8' tall monument sign meeting county code requirements will be placed at the SW corner of the site. Lights - all lights will be dark sky certified and fully shielded. See attached signage and lighting information.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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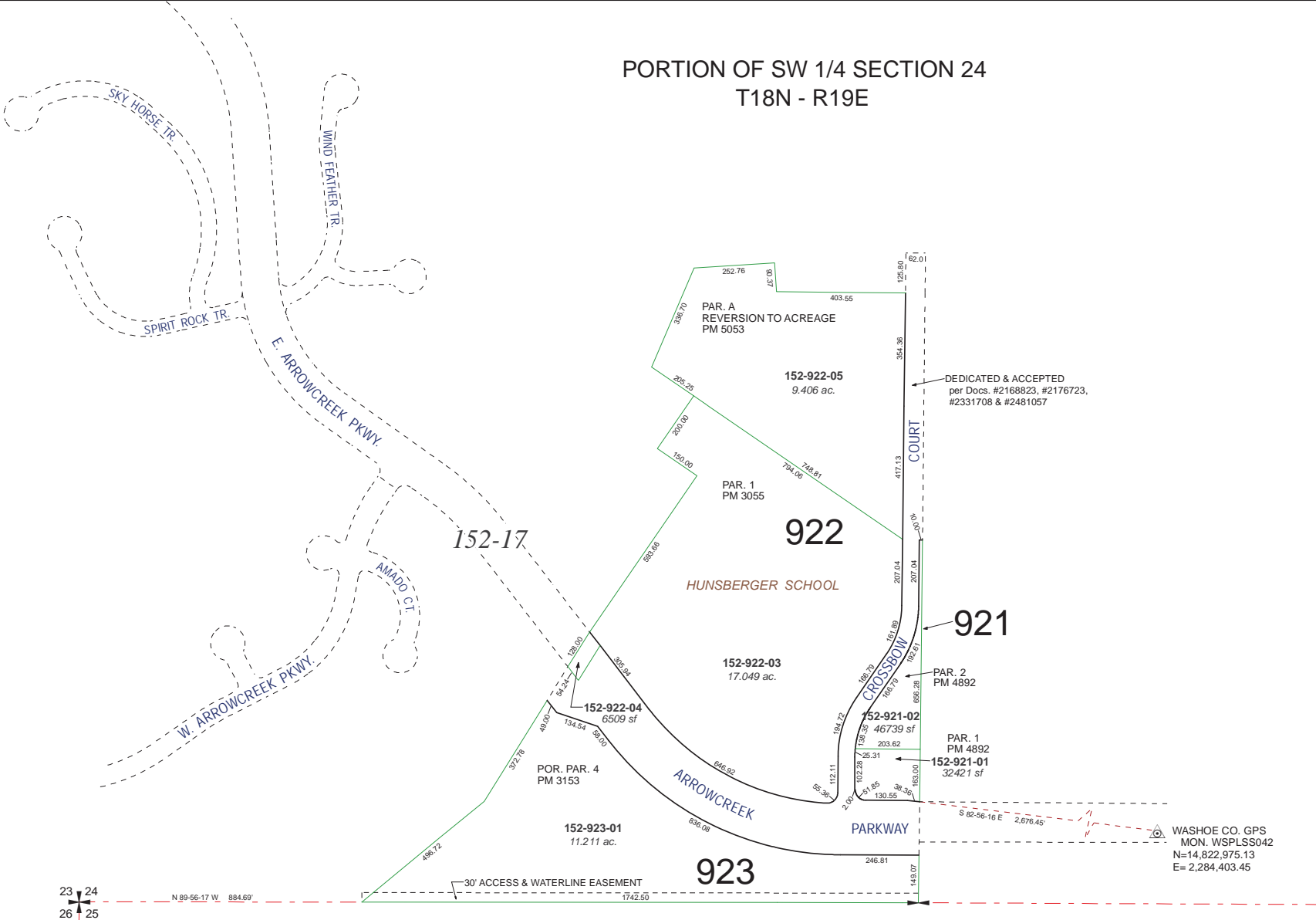
13. Community Sewer

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Community Water

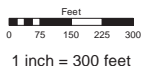
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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PORTION OF SW 1/4 SECTION 24  
T18N - R19E

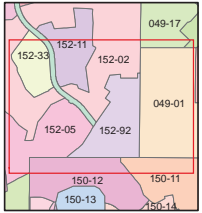


Assessor's Map Number  
**152-92**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 300 feet



WASHOE CO. GPS  
MON. WSPPLSS042  
N=14,822,975.13  
E= 2,284,403.45

created by: KSB 10/20/11  
last updated: \_\_\_\_\_  
area previously shown on map(s)  
152-02

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

23 | 24  
26 | 25  
N 89-56-17 W 884.69'

Estimated Trip Generation

WEST MEADOWS ESTATES	Quantity	Type	ADT		AM Peak				PM Peak			
			Rate	Volume	Rate	Volume	Enter	Exit	Rate	Volume	Enter	Exit
1. ITE Land Use Code 820 for Retail	12.000	Sq. Ft. (000's)	42.94	515	1.03	12	8 61%	5 39%	3.75	45	22 48%	23 52%
Total Driveway Trips				515		12	8	5		45	22	23
Pass By Reduction Factor for Commercial {Ln(T) = -1.29 X Ln(T) + 5.00} {T = 000's of sq. ft. of commercial}		72%								-32	-16	-17
Total New Trips										13	6	7

PROJECT TRIP GENERATION

# PROJECT INFORMATION

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

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

PARKING: PER WC CODE, GC: 1 each per 1,000 square feet

Required parking: 60 spaces

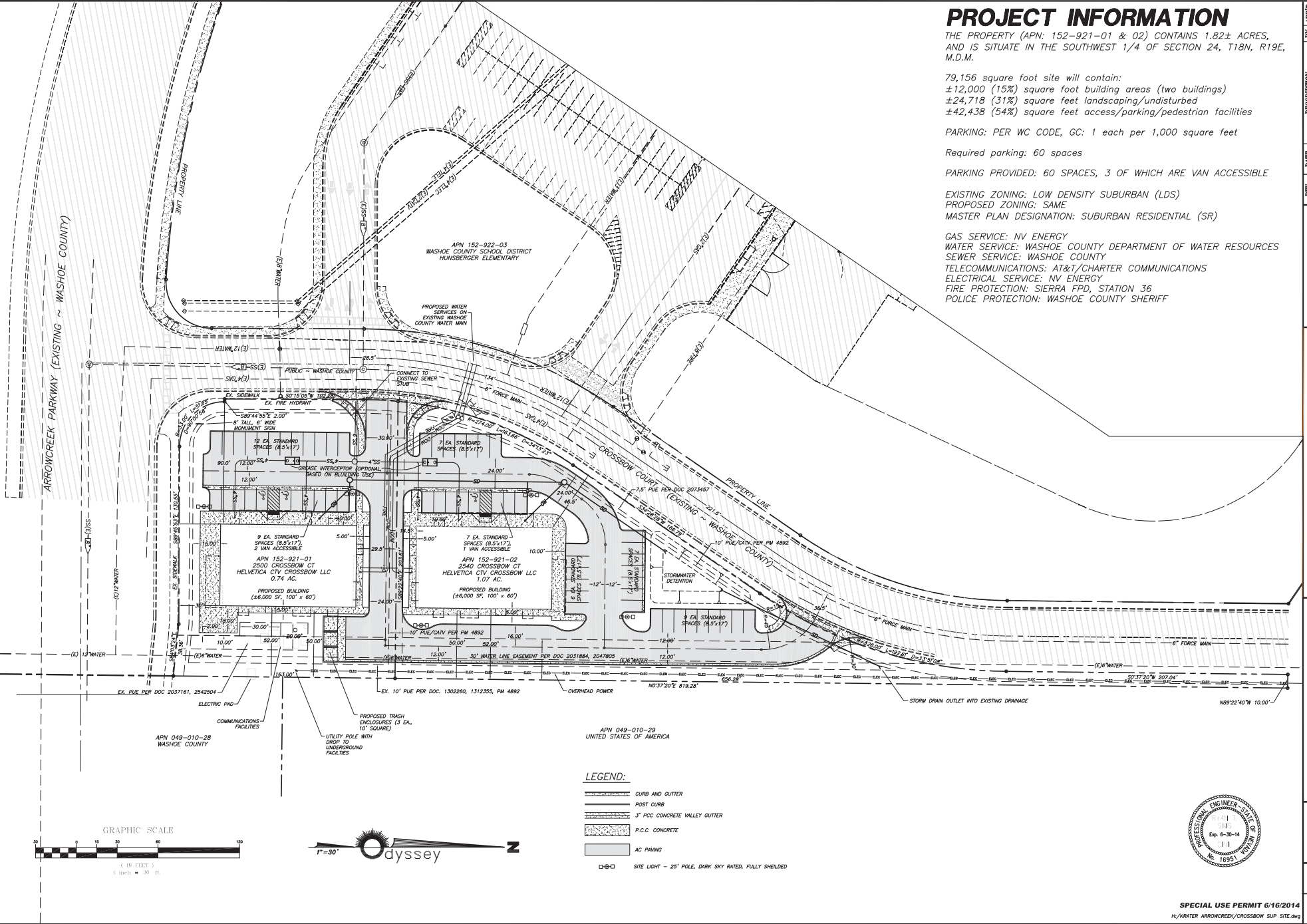
PARKING PROVIDED: 60 SPACES, 3 OF WHICH ARE VAN ACCESSIBLE

EXISTING ZONING: LOW DENSITY SUBURBAN (LDS)

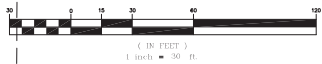
PROPOSED ZONING: SAME

MASTER PLAN DESIGNATION: SUBURBAN RESIDENTIAL (SR)

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



GRAPHIC SCALE



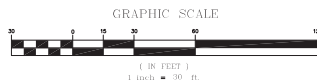
**LEGEND:**

- CURB AND GUTTER
- POST CURB
- 3" PCC CONCRETE VALLEY GUTTER
- P.C.C. CONCRETE
- AC PAVING
- $\square \odot$  SITE LIGHT - 25' POLE, DARK SKY RATED, FULLY SHIELDED

BY: APP'D		DATE: JUNE 16, 2014	DRAWN BY: EFTS	DESIGNED BY: EFTS	CHECKED BY: EFTS
DESCRIPTION					
DATE					
REV.					
CROSSBOW COURT NEIGHBORHOOD COMMERCIAL CENTER SPECIAL USE PERMIT SITE PLAN NEVADA WASHOE COUNTY					
895 HARBERT LANE, SUITE 101, SPARKS, NV 89439 (775) 750-5000 FAX (775) 750-4329 EST. 6-20-14 1995					
SCALE HORIZ. 1"=30' VERT. N.T.S. JOB NO. X					
SHEET S-1 OF 2					

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

SB14-013



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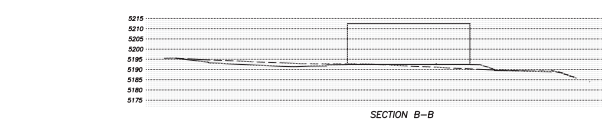
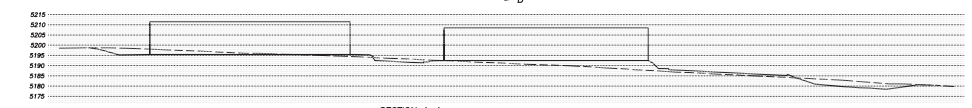
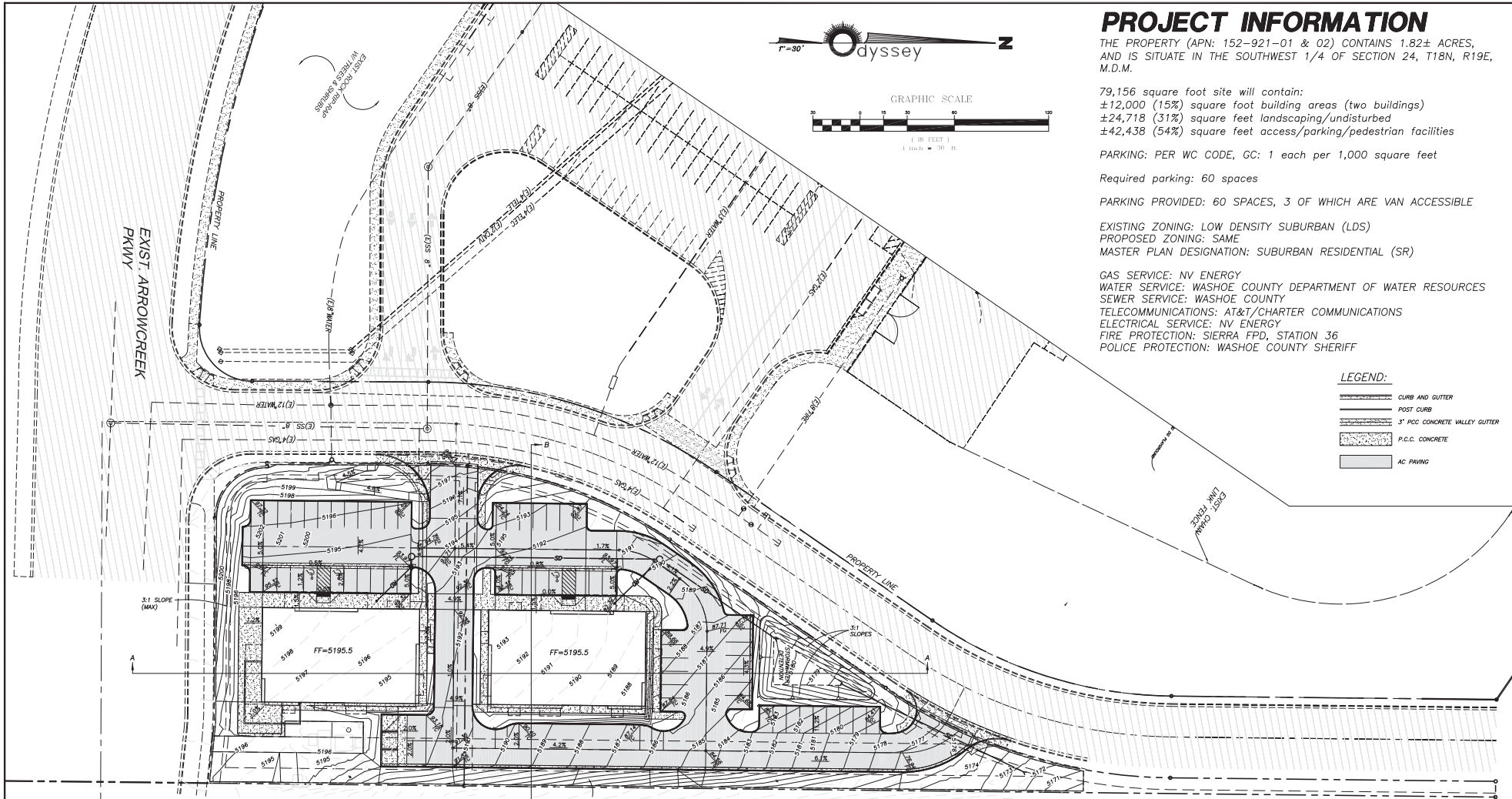
PROPOSED ZONING: SAME

MASTER PLAN DESIGNATION: SUBURBAN RESIDENTIAL (SR)

GAS SERVICE: NV ENERGY  
 WATER SERVICE: WASHOE COUNTY DEPARTMENT OF WATER RESOURCES  
 SEWER SERVICE: WASHOE COUNTY  
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### LEGEND:

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



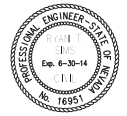
REV.	DATE	DESCRIPTION	BY	APP'D.

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

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

180 ROBERTA LANE, SUITE 104, SPARKS, NV 89430  
 (775) 350-3300 FAX (775) 350-3320

**odyssey**  
 ENGINEERING  
 INCORPORATED



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

SHEET  
**G-1**  
 OF  
 2

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



**PLANT LIST**

- |   |   |
|---|---|
| <b>SYM.</b>   | <b>BOTANICAL NAME/COMMON NAME</b>                     |
|    | <b>DECIDUOUS TREES</b>                                |
|   | Acer platanoides/Norway Maple                         |
|   | Fraxinus pennsylvanica/Patmore Ash                    |
|   | Quercus coccinea/Scarlet Oak                          |
|    | <b>NARROWER/COLUMNAR TREES</b>                        |
|   | Acer platanoides Columnar/Columnar Norway Maple       |
|   | Acer rubrum Bonhall/Bonhall Maple                     |
|   | Corpus betulus Fastigiata/Columnar Hornbeam           |
|   | Pyrus calleryana 'Sion's Form'/Chanticleer Pear       |
|    | <b>ACCENT TREES</b>                                   |
|   | Malus 'Spring Snow'/Spring Snow (Fruitless) Crabapple |
|   | Pyrus calleryana 'Redspire'/Redspire Pear             |
|   | <b>EVERGREEN TREES</b>                                |
|   | Picea pungens/Blue Colorado Spruce                    |
|   | Pinus nigra/Austrian Pine                             |
|  | <b>NATIVE/ADAPTED PLANT PALETTE</b>                   |
|   | Artemisia tridentata/Big Sagebrush                    |
|   | Cercocarpus ledifolius/Gulf Leath Mountain Mahogany   |
|   | Chrysothamnus nauseosus/Rabbit Brush                  |
|   | Elaeagnus commutata/Silverberry                       |
|   | Forestiera neomexicana/New Mexico Privet              |
|   | Fernandesia atropurpurea/Russian Sage                 |
|   | Shepherdia argentea/Silver Buffaloberry               |
|   | Yucca filamentosa/Adams Needle                        |
|   | <b>ORNAMENTAL PLANT PALETTE</b>                       |
|   | Foraythia x intermedia/Foraythia                      |
|   | Lonicera japonica Halliano/Italo's Honeyuckle         |
|   | Juniperus chinensis Sea Green/S.G. Juniper            |
|   | Juniperus sabina Tamariscifolia/Tamarisk Juniper      |
|   | Panicum virgatum/Switch Grass                         |
|   | Pinus mugo mugo/Mugo Pine                             |
|   | Prunus sibirica/Dwarf Purple-leaf Plum                |
|   | Rhus aromatica 'Bra-Low'/Bra-Low Fragrant Sumac       |
|   | Rosa x 'Nana'/Red Groundcover Rose                    |

**GENERAL NOTES**

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 3) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

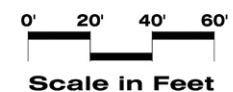
NOTE: PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS AND SPECIES SELECTION SHALL BE DETERMINED UPON DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS. EXISTING TREES ON SITE THAT ARE OUTSIDE OF CONSTRUCTION LIMITS AND CAN BE PROTECTED DURING CONSTRUCTION SHALL REMAIN.

**LANDSCAPE DATA**

PROJECT AREA: 78,188.4 SF (1.74 ACRES)  
 ZONING: COMMERCIAL (SOUTHWEST TRUCKEE MEADOWS AREA PLAN)  
 REQUIRED LANDSCAPE AREA: 15,231 SF (20% OF PROJECT AREA)  
 PROVIDED LANDSCAPE AREA: 15,231 SF MINIMUM

TREES REQUIRED: 44  
 12 STREET TREES (1 STREET TREE 50' O.C.)  
 8 TREES ARE TO BE ALONGSIDE CROSSBOW COURT AND  
 4 TREES ARE TO BE ALONGSIDE ARROWCREEK PARKWAY  
 6 PARKING AREA TREES  
 (1 TREE PER 10 PARKING SPACES, 60 SPACES PROVIDED)  
 26 BUFFER TREES (1 TREE/20 LF)

TREES PROVIDED: 44



No.	Revision Date

LA No. 100-909-09-14  
 Designed: JPH  
 Drawn: JPH  
 Checked: RWK  
 CAD File: L1-100-909  
 Date: 6/8/14



**Crossbow Court**  
**Neighborhood Commercial Center**  
**Arrowcreek Parkway & Crossbow Court**  
**Reno, Nevada**

**June 16, 2014**

The prime location of this center being the entrance to the Arrowcreek Community in Washoe County, Nevada calls for extensive signage and lighting requirements to protect the scenic vistas in this area and help ensure a high quality commercial development that is an attraction for surrounding residents.

**SIGN CRITERIA**

The goal of this sign program is to insure the uniformity and consistency of the signage for the entire center. A copy of the sign construction drawings for each individual Tenant will be submitted to the Washoe County Planning staff for review and approval prior to issuance of sign permit.

The following criteria will preserve and enhance the appearance of the shopping center development, safeguard and enhance property values, and will encourage the use of quality signage which is integrated with and is harmonious to the buildings and site that it occupies.

**A. GENERAL REQUIREMENTS**

1. Tenant shall submit, before fabrication, three (3) copies of the proposed signs, including one (1) copy which is to be colored, to the Landlord for approval. These drawings must include total number, location, size and style of lettering, material, type of illumination, installation details (including a scaled elevation drawing, if required by Landlord), color selection, logo design, and wall graphics, and must be approved by Washoe County.
2. All permits for signs shall be obtained and paid for by Tenant. Tenant shall pay for all signs and their installation and maintenance.
3. Tenant shall be responsible for the fulfillment of all requirements and specifications, and all actions or negligence of tenant's sign contractor.
4. The size, location, design, color, texture, lighting and materials of these signs shall in no way detract from the design of the shopping center and the surrounding properties.

5. All signs, permits, drawings and related expenses to be at tenant's sole cost and expense.
6. TENANT'S SIGN(S) MUST FIT WITHIN BUILDING AREA(S) DETERMINED AND APPROVED BY LANDLORD AND SHALL BE COMPATIBLE WITH THE BUILDING ARCHITECTURE, WHICH MAY RESULT IN TENANT SIGNAGE THAT IS LESS OR DIFFERENT THAN OTHERWISE ALLOWED UNDER THIS SIGN CRITERIA. LANDLORD SHALL HAVE THE RIGHT TO DETERMINE SUCH FIT AND ARCHITECTURAL COMPATIBILITY IN LANDLORD'S SOLE AND ABSOLUTE DISCRETION.

**B. RETAIL IN-LINE SHOP TENANTS**

1. Each in-line shop tenant shall be permitted two (2) wall signs; one in front of the tenant space and one in the rear of the tenant space, as allowed by Washoe County. A corner tenant shall be permitted three (3) wall signs provided such signs are located on different sides of the building and as approved by Washoe County.

**C. WALL SIGNS**

The location of the building mounted letters shall be integrated into the architectural design of the building to reveal lines and other architectural elements. Colors shall be compatible with the building palette. Nationally recognized and trademarked corporate logos and colors can be used. All exterior building mounted letters shall have a maximum letter height of 30" and shall be designed to fit flush to the wall. Letters shall be individual metal pan channel with internal LED illumination, and all letters shall be mechanically fastened to the wall. Can signs are prohibited. A logo cabinet that is designed as a corporate logo in conjunction with individual letters is allowed.

**D. FREESTANDING SIGNS**

One (1) freestanding double faced sign is permitted at the intersection of Arrowcreek Parkway and Crossbow Court The freestanding sign shall be architecturally compatible with the buildings within the center. Landlord may allocate the sign area dedicated to tenant copy and the name of shopping center at Landlord's discretion. Maximum height for freestanding signs shall be eight feet (8').

**E. RESTRICTIONS (The provisions of this section shall apply to Major Tenants unless otherwise approved by Landlord in writing.)**

1. Vertical copy or signs projecting perpendicular to the building are not permitted.

2. Logos or manufacturer's decals, hours of business, telephone numbers, etc., are limited to a total of 144 square inches per single door entrance. All "sale" signs, special announcements, etc. are not permitted on exterior of glass.
3. Advertising devices such as attraction boards, posters, banners and flags will not be permitted in, upon, or about the premises or elsewhere in the shopping center or sidewalks adjacent thereto.
4. Painted, flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
5. Exposed bulb signs are not permitted on or near storefront glass; however, landlord may at landlord's sole discretion approve a limited amount of exposed neon signage installed on interior of storefront.
6. No exposed junction boxes, lamps, tubing, conduits, raceways or neon crossovers of any type are permitted, unless approved in writing by the landlord.
7. There shall not be roof top signs, or signs which extend above the parapet wall of the roof-line of the building to which they are attached.

**F. CONSTRUCTION REQUIREMENTS**

1. Tenant is required to obtain from the Washoe County Building Department, any and all building and electrical permits.
2. Location of all openings for conduit in sign panels of building walls shall be indicated by the sign contractor on drawings submitted to the Landlord.
3. Each sign contractor must seal off and touch up all mounting holes and leave Premises free of debris after installation.
4. All signs must meet "U.L." specifications, and the installation must comply with requirements of the Washoe County Building Department.

**G. MISCELLANEOUS REQUIREMENTS**

1. Each tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door in location, as directed by the Landlord, in three (3) inch high block letters, the tenant's name and address. Where more than one tenant uses the same door, each name and address shall be applied. Colors of letters shall match Ameritone #189A Dark Brown.

2. Contractors installing or repairing signs are to be state registered contractors and are to have a current city business license, if required.
3. Tenant shall have all exterior signage installed on the last to occur of: (a) thirty (30) days from the date landlord delivers possession of the premises to tenant, or (b) thirty (30) days from completion of the applicable building areas upon which tenant's sign(s) is/are to be installed.
4. Landlord shall cause tenant's signage to be removed and any damage repaired upon the expiration or earlier termination of the lease by a contractor of landlord's choice. Such work shall be done at tenant's sole expense and tenant shall reimburse landlord for same upon demand. In no event shall tenant remove or cause any under canopy sign(s) or bracket(s) to be removed at any time and same shall become the property of landlord upon the expiration or earlier termination of the lease.
5. Landlord reserves the right to waive or amend any of these provisions.

## **LIGHTING CRITERIA**

### **A. GENERAL REQUIREMENTS**

1. All lights, both building mounted and pole mounted must be Dark Sky certified and fully shielded to prevent light from being cast into the nighttime sky or onto neighboring properties. All lights must be architecturally compatible with the buildings within the center. Colors shall be compatible with the building palette.

### **B. WALL MOUNTED LIGHTS**

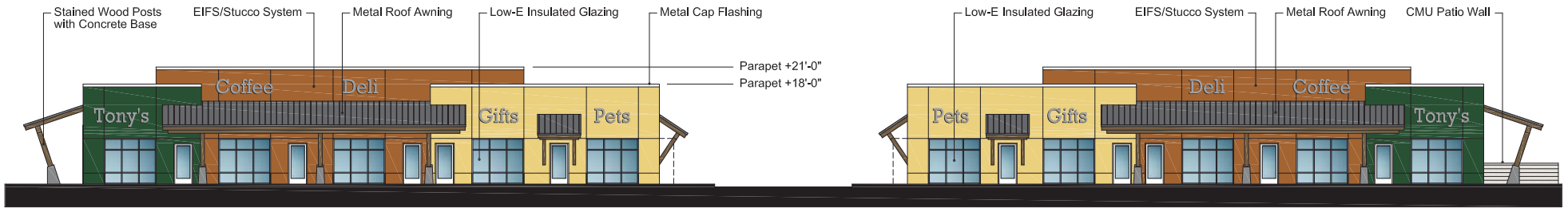
1. Wall mounted lights shall have a powder coated finish in either Bronze or Black and shall have the same finish as the pole mounted lights. Maximum wattage shall be 175W. Lamps shall be Metal Halide, High Pressure Sodium, or Energy Efficient Lamps that have similar lighting qualities to Metal Halide or High Pressure Sodium.

### **C. POLE MOUNTED LIGHTS**

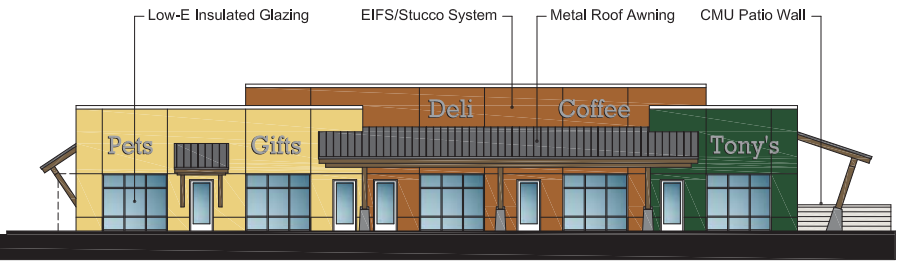
1. Pole mounted lights shall have a powder coated finish in either Bronze or Black and shall have the same finish as the wall mounted lights. Maximum wattage shall be 250W. Lamps shall be Metal Halide, High Pressure Sodium, or Energy Efficient Lamps that have similar lighting qualities to Metal Halide or High Pressure Sodium. Maximum pole height shall be 25' above the base.

**D. EMERGENCY EXITING LIGHTS**

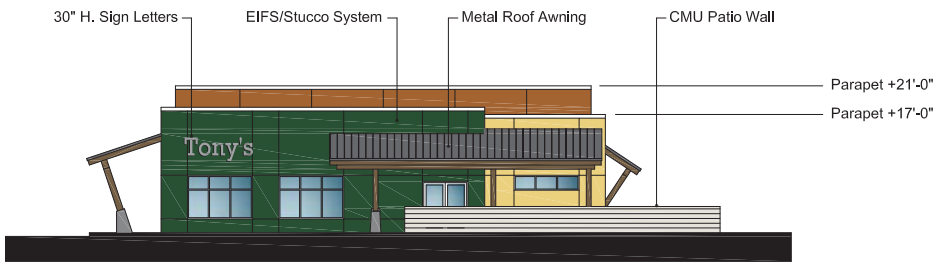
1. Emergency Exiting lighting shall comply with Washoe County code and the Uniform fire and building codes. Where possible, colors and architectural style shall match the building color palette and building architecture.



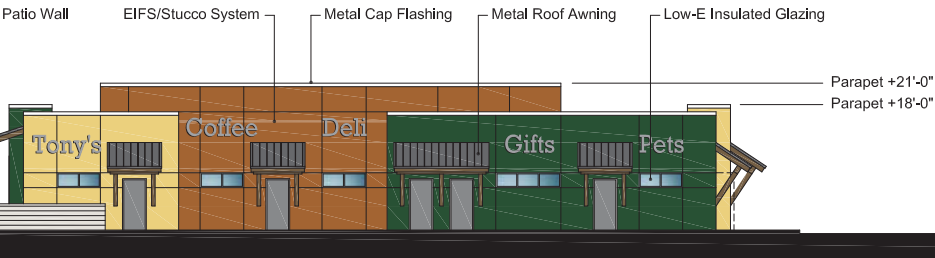
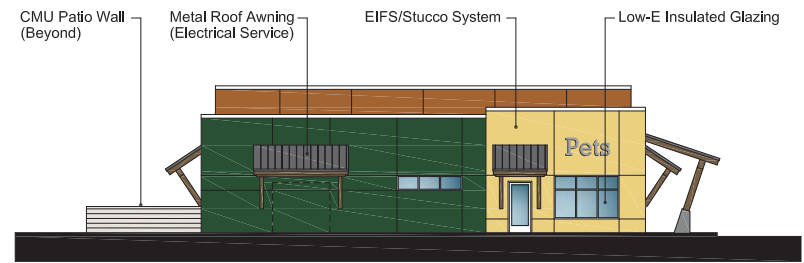
West Elevation



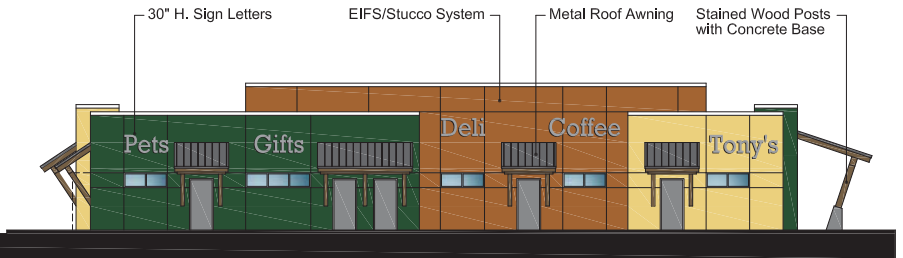
North Elevation



South Elevation



East Elevation



# CROSSBOW COURT

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Conceptual Elevations

Washoe County Nevada

06.16.14