



OFFICE OF THE CITY CLERK  
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City Clerk

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July 14, 1993

FILED THIS DATE

7, 14, 93

BY: *cdg*  
CITY CLERK

Coit Corporation  
Bob Sader  
462 Court St.  
Reno, NV 89501

RE: Case No. 164-87/File 5 (Canyon Center)

Dear Applicant:

At a regular meeting held June 22, 1993, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for the following:

- A. A zoning map amendment, by ordinance, from AC (Arterial Commercial) to LLR-2.5 (Large Lot Residential - 2.5 acres) on +7 acres to create open space; and
- B. Special use permits for a project of regional significance for the following: (a) non-residential development adjacent to residentially zoned property; (b) establishment of non-residential facilities adjacent to a major arterial; (c) convenience stores; (d) drive-through facilities; (e) uses operating more than 17 hours per day; and (f) grading that results in cuts deeper than 20 feet and fills greater than 10 feet in height, subject to the following conditions:
  1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes shall prevail.
  2. Prior to the issuance of a building permit for the first phase of the project, the applicant shall submit improvement plans for inlet improvements to the "Peavine Storm Drain" just north of West Fourth Street. Improvements shall be constructed concurrent with the first phase of development.

The City of Reno will develop a system for reimbursement so that the applicant will be reimbursed by other property owners benefiting from these improvements on a pro rata share. (Some of the properties benefiting from these improvements are Codyco, the former Outlet Mall site, and the parcels immediately to the south of Canyon Center.) The fees will be collected when a building permit is issued.

3. Prior to the issuance of a building permit for the first phase of the project, the applicant shall submit improvement plans for the capture of the first 1/2 inch of runoff from the upstream drainage basin and this site, and discharge it through a filtered underdrain system from a pond. Improvements shall be constructed concurrent with the first phase of development.
4. Prior to the issuance of a building permit for the first phase of the project, the applicant shall submit improvement plans for perpetuation of the existing 60" storm drain through the site, and discharge into the existing drainageway south of the project site. Improvements shall be constructed concurrent with the first phase of development.
5. Prior to the issuance of a building permit for the first phase of development, the applicant shall submit final landscape plans for the following: In the Phase I area, site perimeter landscaping, slope stabilization plantings, parking lot landscaping, and soil stabilization of any disturbed areas subject to wind erosion. In the Phase II area, slope and soil stabilization for any areas disturbed as a result of work performed in conjunction with Phase I construction, soil stabilization around the proposed detention pond, and fencing around the detention pond that is consistent with requirement #9 (Page 22) of the June 9, 1992 Major Drainageways Plan. This landscaping and fencing shall be installed prior to the issuance of any certificate of occupancy for the first phase of development. Within 5 years of issuance of a building permit for Phase I, landscaping as shown on the site plan shall be installed to screen the detention pond from McCarran Blvd. to the satisfaction of City staff.

6. No parking will be allowed in front of the major tenant buildings or Line Shop 1 (immediately south of Albertson's).
7. Prior to the issuance of a building permit for each building, the applicant shall submit plans indicating complete visual screening of all roof mounted equipment or placement of mechanical equipment which is adequately screened at ground level.
8. Prior to the issuance of a building permit for the second phase of development, the applicant shall submit plans that indicate the elimination of the right turn out movement at the first driveway south of Mae Anne Avenue. The applicant shall also submit evidence that the right turn out movement at the southerly driveway can be accommodated without the need for an acceleration lane, to the satisfaction of the City Engineer, or eliminate this right turn movement.
9. Signs for the project shall be limited to the following:
  - a. Two (2) freestanding double faced pylon signs 25 feet in height, to be located along McCarran Blvd. The sign shall be limited to a center identification face and three tenant identification faces per side, each face not to exceed 30 square feet in size. The pylon sign at the southernmost driveway shall be located on the south side of the driveway.
  - b. One (1) double faced monument sign 14 feet 3 inches in height, to be located along West Seventh Street. The sign shall be limited to three tenant identification faces per side, each face not to exceed 25 square feet in size.
  - c. Either one of the following:
    - (1) One (1) double faced monument sign for each pad site, to be located on the McCarran Blvd. frontage within the property, each sign to be not higher than 8 feet when measured from the high side, and limited to one tenant identification face per side, each face not to exceed 23 square feet in size. No building signs visible from McCarran Blvd. would be permitted under this option.

- (2) Building signs not to exceed 80 square feet per tenant per building face. Letter height shall not exceed 30 inches. No monument signs shall be permitted under this option.

With the first building permit of any pad site, the applicant must select one of these options. This option will then apply to all other pads.

- d. Signs for the line shop tenants shall be limited to one (1) building sign per tenant per building face, not to exceed 80 square feet in size. Letter height shall not exceed 30 inches. No signs will be allowed along the eastern building elevation of the line shops or major tenant buildings except for one non-illuminated tenant identification sign not to exceed 2 square feet per tenant.
- e. Signs for major tenant building shall not exceed one square foot per linear foot of building frontage facing a public street, per tenant.
10. Driveway design and locations shall be subject to the approval of the Nevada Department of Transportation and the City Engineer.
11. Prior to the issuance of a certificate of occupancy, the applicant shall install street lighting at all site driveways that intersect either McCarran Blvd. or West Seventh St., to the satisfaction of the City Engineer.
12. Prior to the issuance of any building permit, the applicant shall submit a sewerage report to the approval of the City Engineer.
13. Prior to the issuance of a building permit, the applicant shall oversize the sanitary sewer to be built off-site to accommodate other future users per R.M.C. 12.16.480, which will allow for reimbursement in the future. Improvements shall be constructed concurrent with the first phase of development. If the property owners agree to a special assessment district to construct this project, this solution is acceptable to the City of Reno.

14. Prior to the issuance of any permit, the applicant shall have an encroachment permit from N.D.O.T. for any facility encroaching upon state right-of-way and for any drainage disposal on state right-of-way.
15. Prior to the issuance of any building permit, the applicant shall have a grading and drainage plan approved by the Community Development Department.
16. Prior to the issuance of any permit, the applicant shall retain a project engineer for inspection, testing and verification of public improvements and provide an inspection and testing letter in compliance with R.M.C. 18.08.080(c)(1)c.
17. Prior to the issuance of any building permit, the applicant shall have improvement drawings for all public improvements approved by the City Engineer.
18. Prior to the issuance of any certificate of occupancy, the applicant shall construct to City standards, and have verified by the Engineer of Record, all public improvements.
19. Prior to the issuance of any permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titled "Inspection, Testing and Verification" and "Quality Assurance Program".
20. Prior to the issuance of any building permit, the applicant shall provide a more detailed improvement phasing plan to the satisfaction of the Community Development Department.
21. Prior to the issuance of a certificate of occupancy for the second phase of development, the applicant shall provide a passenger shelter on the existing shelter pad adjacent to the site on West Seventh Street.
22. Prior to the issuance of any building permits for each phase of development or portion thereof, the applicant shall submit a running account of parking spaces used versus the number of spaces remaining.
23. The maximum building size on any of the pad sites along the McCarran Blvd. frontage shall be 8,000 square feet.

24. A. All development of pad sites shall be subject to site plan review and no more than four pad sites may be developed with drive-through facilities, and no more than one pad site may be developed with a convenience store operating more than 17 hours per day. If the Community Development Department determines that the type of business being proposed on the pads requires a special use permit, staff has the discretion to require such a permit rather than site plan review.
- B. This approval authorizes more than 17 hours per day operation for only the proposed Albertsons and the proposed Osco Drug stores in the shop and major tenant buildings.
25. Species and locations of trees shall not conflict with sign locations.
26. No pad sites may be constructed without completion of Phase I improvements.
27. Delivery trucks will not be allowed to idle. In addition, refrigeration unit generators will not be allowed to run. This information shall be posted in the delivery area where drivers will see it and all delivery companies shall be notified in writing.
28. Prior to the issuance of a building permit for the first phase of the project, the applicant shall comply with Requirement #7 (page 18-21) of the June 9, 1992, Major Drainageways Plan.
29. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

30. In Phase II, the existing chain link fence shall remain until a building permit for the second phase of the project has been issued.
31. The applicant shall provide 24-hour on-site security.
32. Truck loading/unloading and street sweeping shall be limited to between the hours of 7 a.m. to 8 p.m.
33. The convenience store is limited to 2000 square feet and may only be on McCarran Blvd.
34. The clock tower shall not be permitted.
35. Landscaping must be installed on top of the ridge with Phase I to the satisfaction of City staff.
36. The applicant shall deed land at the top of the slope to adjacent property owners upon their request. Such conveyance shall be accomplished at no cost to owner or applicant. Applicant shall, at the request of the individual homeowner, plant landscaping consisting of evergreen trees along the top of the slope, upon land owned by such homeowner. The size of these trees will be consistent with City Code (i. e. a height of 6 feet upon installation). Maintenance and irrigation of trees planted on homeowners property will be the responsibility of the homeowner. Any such conveyance and installation of landscaping must be completed prior to issuance of the first certificate of occupancy within Phase I of the shopping center. The applicant shall deed restrict these lands to ensure that they remain as open space, prohibiting construction or placement of any structures.
37. The applicant must assure that erosion along the east portion of the site is addressed with Phase I to the satisfaction of City staff.
38. The lining for the drainage swale along the east side of the property and all erosion control measures will conform to the requirements of the City of Reno Public Works Design Manual.
39. A solid wall or fence consistent with the other fences required for other shopping centers that have been built during the last five years must be built along the east edge of the parking/drive area with Phase II.

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40. No lights between the back of the building and the homes to the east may exceed 30 feet in height and lighting on the rest of the project may not exceed 30 feet in height.
41. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of City Council approval, and continuously maintain the validity of that permit, or this approval shall be null and void.

The approved zoning map amendment will become effective upon passage and adoption of the appropriate ordinance.

A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.

Sincerely,

  
Donald Cook  
City Clerk

DJC:cdg

xc: Development Services  
District Health Department  
Nevada Dept. of Transportation  
Ed Ricks  
Brita Tryggvi, CFA