

Original

McQueen Crossing
SPECIFIC PLAN DISTRICT HANDBOOK

Prepared for:

Wall Street Properties
1250 Prospect Street, Suite 200
La Jolla, CA 92038

Prepared by:

Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, Nevada 89523



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**NOTICE OF SPECIFIC PLAN DISTRICT HANDBOOK FOR
McQUEEN CROSSING SHOPPING CENTER**

Notice is hereby given that the Final Specific Plan District Handbook for McQueen Crossing dated _____, was adopted by Ordinance No. _____, effective _____, 2003. A copy of the Handbook is attached hereto and incorporated herein.

Dated this _____, day of _____, 2003

Michael R. Perry
Wall Street Property Company

State of: _____)
).ss
County of: _____)

On this _____ day of _____, 2003, personally appeared before me a Notary Public, M. Gutridge, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the instrument.

In witness whereof, I have hereunto set my hand and affixed my official stamp at my office in the County of Washoe the day and year in this certificate first above written.

Signature of Notary Public (seal)

CHAPTER 1 INTRODUCTION

On July 2, 2003 the Reno City Council approved Case no. LDC03-00451:

A zoning map amendment from Neighborhood Commercial and Multi-Family to Specific Plan District on 15.4 acres. Also approved was a special use permit for a twenty-four hour operation, commercial use adjacent to residential zoning, and drive-through use. Appendix A includes the conditions of this approval by the Reno City Council. The Final Specific Plan District Handbook for the project was approved on _____, 2003.

Location and Access

The McQueen Crossing Shopping Center is located on the South East corner of Mae Anne Avenue at Robb Drive. This ± 16-acre site is bordered on the south by a developed residential subdivision and a vacant remaining parcel that is not part of this application. To the east, there is a United States Post Office and vacant pads that are similarly zoned. The south east corner of the site fronts a residential collector with the subdivision that shares the southern border. The north and western limits of the project abut minor arterials. A residential subdivision is on the north side, and partially developed commercial property is on the west. The site is located on at least one bus route.

The proposed use has been designed to take advantage of access points from both arterials. The main access points for retail use are the full access provided on Robb Drive and Mae Anne Avenue. Secondary access points are provided from Robb Drive as well

as Simons Drive and Grandpoint Way. Truck ingress for large tractor-trailer delivery will be from the Simons Drive entrance, with egress being northbound onto Grandpoint. All truck routes are to be directed away from the residential uses. Hours for these truck deliveries are to be as indicated in Chapter 2.

Statement of Purpose

The purpose of this Specific Plan District (SPD) is to allow the commercial uses necessary to assure a successful center and at the same time provide a level of protection to the adjacent parcels that would be unavailable with traditional zoning. Appendix C includes additional commitments agreed to by the developer. The McQueen Crossing SPD will combine Neighborhood Commercial uses with an integrated design, extensive landscaping, sound walls, and restricted lighting to assure a development compatible with residential neighbors. Signage is provided in Chapter 2.

The McQueen Crossing shopping center is intended to be the focal point of the community. Incorporated with the design of the center are a common architectural theme, extensive landscaping, sign standards, and a common area that will attract the members of the surrounding community. Identified as a desired objective in the upcoming McQueen Development Update, this project provides easy pedestrian access and outdoor common areas adjacent to the retail uses.

Designated as a Neighborhood Commercial land use in the McQueen Development Plan, this project will comply with the intent to provide the commercial uses necessary to serve the surrounding neighborhood. Included with these uses will be the ability to utilize a

drive through for both financial and restaurant uses. A convenience center is anticipated at the intersection of the two arterials.

HANSEN LANDSCAPE ARCHITECTS, INC.

Plant Planning, Environmental Restoration & Landscape Architecture
 1175 QUINN STREET, SUITE 100
 SACRAMENTO, CA 95811
 TEL: 916.442.4444
 FAX: 916.442.4444
 WWW.HANSENLA.COM

GRANDPOINT WAY

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

MAE ANNE AVE.



PLANT LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE 70% @ 2.5' Cal., 30% @ 1' Cal.	185 +/-
	FLOWERING ORNAMENTAL TREE 70% @ 2.5' Cal., 30% @ 1' Cal.	120 +/-
	EVERGREEN TREE 70% @ 10' Hgt., 30% @ 6' Hgt.	198 +/-
	MIXED SHRUB BED (25% - 2 Cal., 75% - 1 Cal.)	3018 +/-
	TURF GRASS	

GENERAL NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNMENT CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER RESOURCES. ALL TREES SHALL BE STAKED SO AS TO BEARIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- 3) ALL NON-SEDED AREAS WILL RECEIVE A DEEPY ROCK MULCH OVER WEED BARRIER FABRIC.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW PRESSURE SPRAY, ROTARY, AND OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTINGENT PLANTINGS WILL BE OVER IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE ON A THREE-WEEK WATERING SCHEDULE. A REDUCED WATERING-FIVE BACKUP LOW PREVENTION WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

LANDSCAPE DATA

SITE AREA APPROX. 12.49 ACRES
 ZONING: NEIGHBORHOOD COMMERCIAL (NC)
 REQUIRED LANDSCAPE AREA APPROX. 198,644 SF
 (80% OF TOTAL SITE AREA), OR 178 SF
 (25' OF PER 50' OFF-STREET PARKING SPACES), 18,273 SF
 PARKING SPACES PROVIDED: 607
 PROVIDED LANDSCAPE AREA APPROX. 182,371 SF
 TREES REQUIRED: 900
 (1 TREE PER 200 SF OF REQUIRED LANDSCAPE AREA)
 TREES PROVIDED: 902
 SHRUBS REQUIRED: 3,018
 SHRUBS PROVIDED: 3,018
 TURF AREA PROVIDED: 66,818 SF
 (34% OF LANDSCAPE AREA PROVIDED)



ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.
 THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO HANSEN ARCHITECTS AND ANSIS IS SUBJECT TO VERIFICATION BY LOCAL SURVEY AND SURVEYING AGENCIES (E.G. THE) SHOWN IS NOT NECESSARILY A REPRESENTATION AS TO EXISTING, TYPE, SIZE, LOCATION, FINISH OR OCCUPANCY OF ANY BUILDING WITHIN THE SITE.

APRIL 7, 2003

PRELIMINARY LANDSCAPE PLAN

McQUEEN CROSSING

RENO, NEVADA

DATE: 2003 04 07

1700 CRENSHAW DRIVE, SUITE 100
 SACRAMENTO, CA 95822
 TEL: 916.442.4444
 WWW.HANSENLA.COM



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT: HANSEN ARCHITECTS, INC. ALL RIGHTS RESERVED.

CHAPTER 2 DESIGN STANDARDS

A. DEVELOPMENT STANDARDS

- The project shall comply with all NC (Neighborhood Commercial) standards in the City of Reno Development Code with the exception of drive-throughs and signage. Drive-throughs may be permitted as illustrated on the site plan on page 4. Signage is included in Section E of this chapter.

B. PARKING

The McQueen Crossing shopping center will utilize shared parking for all uses located within the parcel. All parking will be provided on-site and there will be no off-site or street parking contemplated. All parking shall be based on the International Traffic Engineers (ITE) requirements with the following from the Reno Municipal Code:

Grocery and Retail at 1 space per 275 sq. ft.
Drive-Through Facility at 1 space per 110 sq. ft.
Restaurant at 1 space per 88 sq. ft.

The following reductions are allowed based on the time of day:

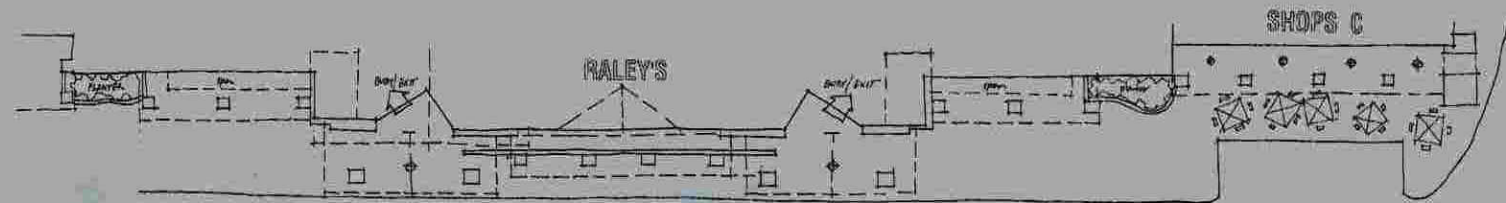
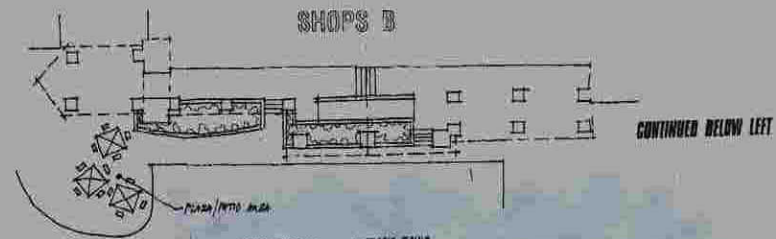
TIME OF DAY	OFFICE	RESTAURANT	RETAIL
6 AM – 12 NOON	1.00	0.60	0.97
12 NOON – 1 PM	0.90	0.70	1.00
1 PM – 4 PM	0.97	0.60	0.97
4 PM – 6 PM	0.47	0.90	0.82
6 PM – 8 PM	0.07	1.00	0.89
8 PM – 6 AM	0.03	1.00	0.61

All parking requirements showing type of use and hours of operation shall be submitted and approved by the owner as set forward in the Submittal Review Checklist (Appendix B).

C. ARCHITECTURE

The McQueen Crossing architectural theme offers a distinctive design for a neighborhood shopping center. Based on Craftsman Style architecture, the project utilizes an extensive and unique mix of rich and vibrant elements, such as expressive post and beam timberwork intertwined with bands of wood trim and shingle siding. This creates an inviting palette and an attractive environment for the shopper and passersby. Subtle, yet vibrant natural materials with a look native to the region feature stained wood beams and joinery, brickwork, accent framed windows and board and batten accents evoke a warm arts and crafts home feel. Pedestrian walkways and plaza areas provide remarkable vistas featuring decorative light fixtures, stone chimneys, sweeping rooflines and extensive planting framed by the breathtaking views of Mount Rose, Peavine Mountain, and the Truckee River Corridor.

Attached are elevations that provide color, theme, and scale to the project. All architectural elevations are subject to the approval of the owner, prior to submittal for a building permit.



Scale : 3/32" = 1'-0"
 APRIL 7, 2003

PRELIMINARY ELEVATIONS - RALEY'S & SHOPS

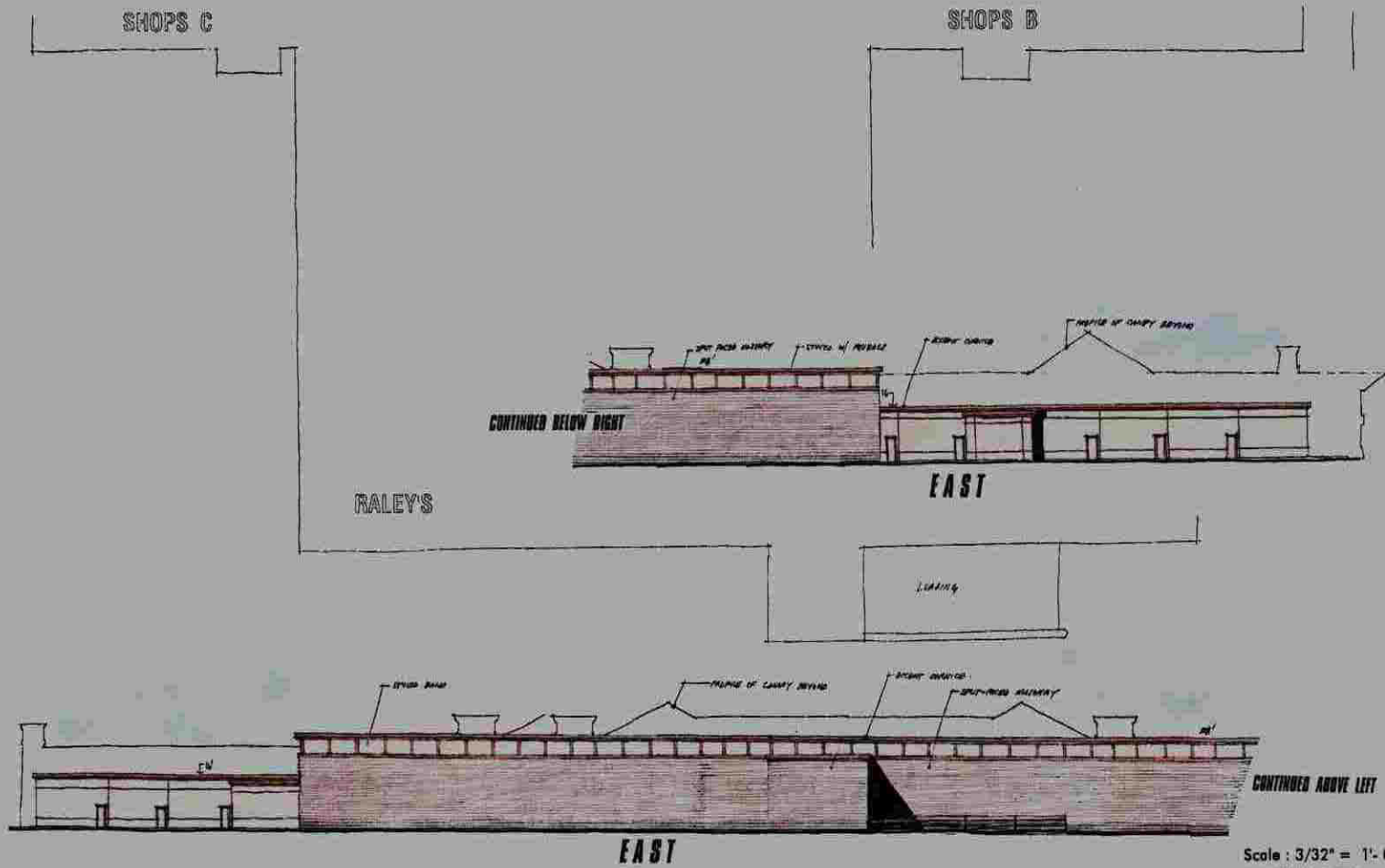
McQUEEN CROSSING
 RENO, NV (Mae Anne Avenue & Robb Drive)



NADEL CORP. 2003

1700 COLUMBIA ROAD SU. 140
 SACRAMENTO, CA 95811
 TEL: 916 200 1715 FAX: 916 200 1716
 WWW.NADEL.COM





Scale : 3/32" = 1'-0"
 APRIL 7, 2003

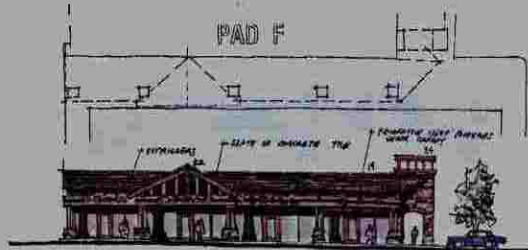
PRELIMINARY ELEVATIONS - RALEY'S & SHOPS (REAR)

McQUEEN CROSSING
 RENO, NV (Mae Anne Avenue & Robb Drive)

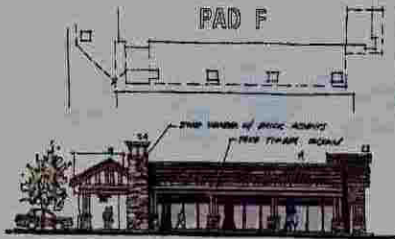


MODEL 4034 03228
 1700 COLUMBIA GARDEN DR. SUITE 1100
 SACRAMENTO, CA 95822
 916-544-8820 FAX 916-547-2020
 WWW.NADELINC.COM

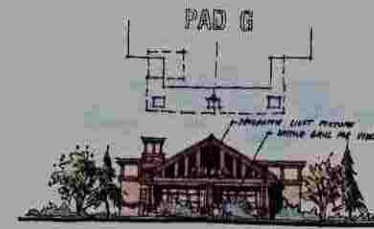




WEST



SOUTH



NORTH WEST



EAST



NORTH

PRELIMINARY ELEVATIONS - PAD F & PAD G

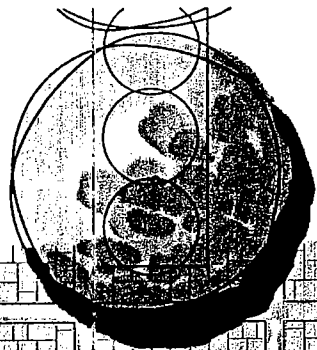
McQUEEN CROSSING
 RENO, NV (Mae Anne Avenue & Robb Drive)



Scale : 3/32" = 1'-0"
 APRIL 7, 2003

1400 10th
 8000

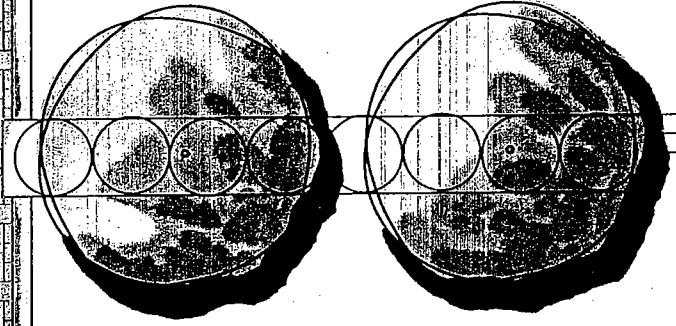




DECORATIVE PAVING WITH
12" BANDING PATTERN

OVERHEAD TRELLIS (DESIGN TO
COMPLEMENT BUILDING ARCHITECTURE)

BENCH (TYP.)

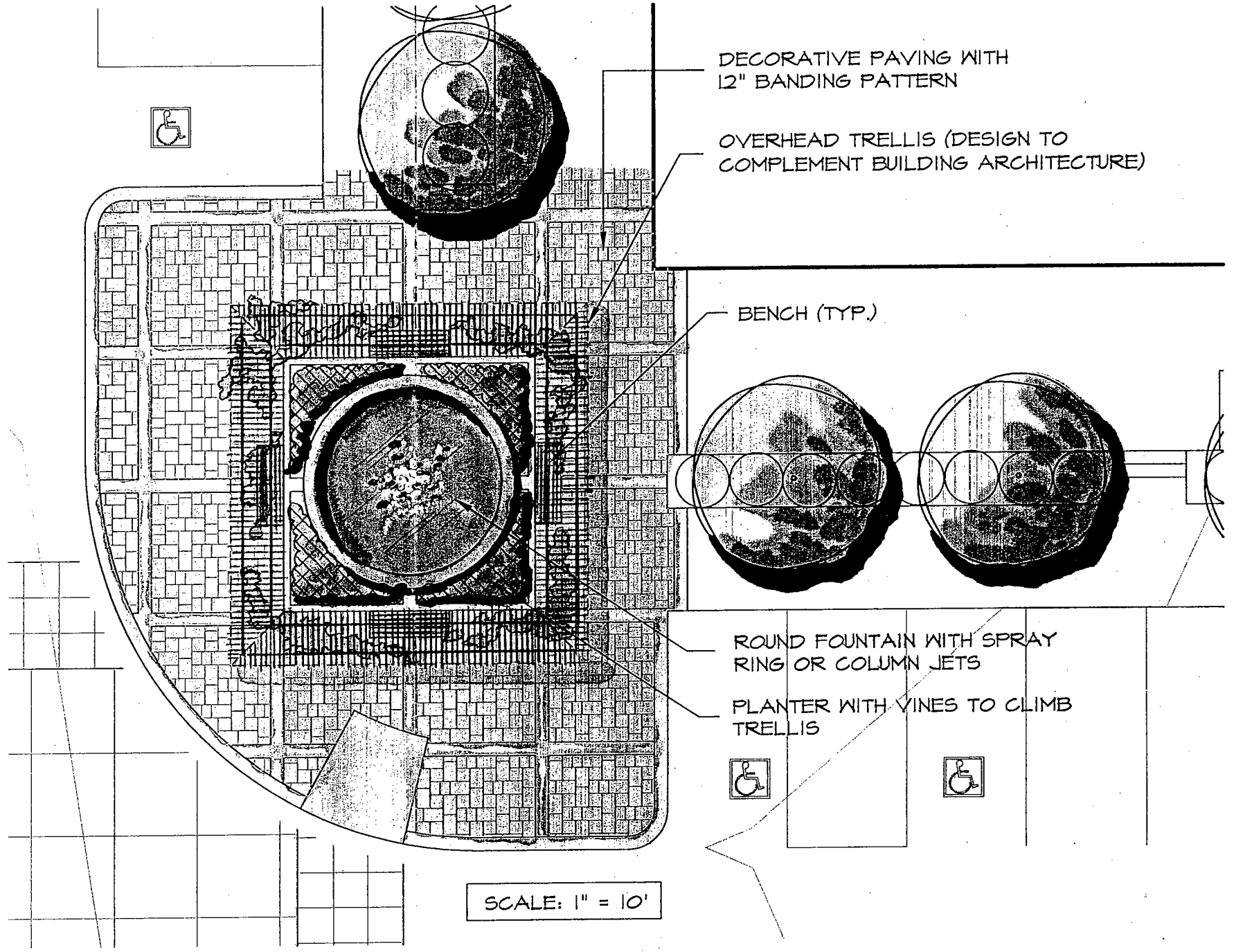


ROUND FOUNTAIN WITH SPRAY
RING OR COLUMN JETS

PLANTER WITH VINES TO CLIMB
TRELLIS



SCALE: 1" = 10'



Design Standards

- All buildings must utilize the accepted theme in their design.
- All colors must complement, match, or otherwise enhance the theme.
- Building architecture shall be finished on all four sides.
- Roof shape and color must be consistent with the architectural theme.
- Materials and colors should match or compliment the finishes of the adjacent buildings.

Roof Top Screening

- All roof top equipment shall be screened from view where visible from the adjacent residential development using architecturally compatible treatments.

D. LANDSCAPE STANDARDS

Plant Specie Requirement

All ornamental plant material shall be hardy in Zone 3 (“Sunset Western Garden Book,” *Latest Edition*).

General Landscape Requirements

A landscape and irrigation plan shall be submitted to city staff for review and approval prior to the issuance of a building permit for any structure. Allowance shall be made for phasing of the development.

Landscape and irrigation shall be installed prior to issuance of a certificate of occupancy for each building, or allowance for bonding in the off-season shall be implemented.

All landscape maintenance will be the responsibility of the property owner.

Landscaping, signs, lighting, and fencing will be a unified design.

Provide a consistent streetscape theme along McCarran Blvd, creating a sense of community and organization throughout the project.

Landscaping will accent the building elevations, screen service areas, and provide sun/wind control around outdoor use areas.

All other landscape requirements will be in accordance with RMC 18.06.700.

E. SIGN STANDARDS

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 City 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, four (4) 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 the City of Reno.
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 (See attached "Sign A")

1. Each in-line shop tenant shall be permitted one (1) wall sign. A corner tenant may at Landlord's discretion be permitted two (2) wall signs (one (1) primary and one (1) secondary) provided such signs are located on different sides of the building. Notwithstanding the foregoing or anything to the contrary in this Lease, approval of secondary signs shall be granted or denied by Landlord in Landlord's sole and absolute discretion.
2. Wall signs shall be made up of:
 - individual exposed neon channel letters with internally illuminated colored neon tubes;
 - PK housings;
 - 30 ma transformer(s);
 - clear plex faces that are 3/16" thick;
 - returns that are:
 - painted with automotive paint or powder coated medium bronze;

- 0.040 gauge aluminum;
 - three and one-half inches (3.5") deep;
 - 3/4" medium bronze trim caps;
 - Interior pans shall be painted to complement neon color in a color approved by Landlord.
 - Letter heights shall be as follows:
 - Maximum letter height for single line copy letters in the body of the primary wall sign shall not exceed thirty inches (30").
 - Landlord may allow multiple lines of sign copy based upon the length of tenant's name and other relevant factors at Landlord's sole discretion.
 - Maximum overall letter height for primary wall signs with multiple line copy shall not exceed thirty-six inches (36").
 - A descending stem may drop four inches (4") below baseline, however, in no event shall primary wall sign copy, including descender, exceed thirty-six inches (36") in overall height.
 - Maximum overall letter height for secondary wall signs approved by Landlord shall not exceed eighteen inches (18").
4. Sign length, including logo, shall not exceed seventy-five percent (75%) of shop frontage.

5. Logo shall be defined as any tenant emblem and/or graphics and shall be included in tenant's overall sign length. Such logo area may have plex faces with vinyl overlay. Logo area shall in no event exceed twenty percent (20%) of tenant's overall signage.

C. MULTI-TENANT PADS (See attached "Sign A")

1. Each tenant in a multi-tenant pad building shall be permitted two (2) wall signs (one (1) primary and one (1) secondary. A corner tenant may at Landlord's discretion be permitted three (3) wall signs (one (1) primary and two (2) secondary) provided such signs are located on different sides of the building. Notwithstanding the foregoing or anything to the contrary in this Lease, approval of secondary signs shall be granted or denied by Landlord in Landlord's sole and absolute discretion.
2. Wall signs shall be made up at Landlord's sole discretion of either Exposed Neon or Colored Plex Face Neon as specified below :

Exposed Neon

- individual exposed neon channel letters with internally illuminated colored neon tubes;
- PK housings;
- 30 ma transformer(s);
- clear plex faces that are 3/16" thick;

- returns that are:
- painted with automotive paint or powder coated medium bronze;
- 0.040 gauge aluminum;
- three and one-half inches (3.5") deep;
- 3/4" medium bronze trim caps;
- Interior pans shall be painted to complement neon color in a color approved by Landlord.

Colored Plex Face Neon

- individual illuminated neon pan channel letters;
- 30 ma transformer(s);
- colored plex faces;
- returns that are:
- painted with automotive paint or powder coated medium bronze;
- 0.040 gauge aluminum;
- 3/4" medium bronze trim caps.
- Letter heights shall be as follows:
 - Maximum letter height for single line copy letters in the body of the primary wall sign shall not exceed thirty inches (30").
 - Landlord may allow multiple lines of sign copy based upon the length of tenant's name and other relevant factors at Landlord's sole discretion.
 - Maximum overall letter height for primary wall signs with multiple line copy shall not exceed thirty-six inches (36").

- A descending stem may drop four inches (4") below baseline, however, in no event shall primary wall sign copy, including descender, exceed thirty-six inches (36") in overall height.
 - Maximum overall letter height for secondary wall signs approved by Landlord shall not exceed eighteen inches (18").
4. Sign length, including logo, shall not exceed seventy-five percent (75%) of shop frontage.
 5. Logo shall be defined as any tenant emblem and/or graphics and shall be included in tenant's overall sign length. Such logo area may have plex faces with vinyl overlay. Logo area shall in no event exceed twenty percent (20%) of tenant's overall signage.

D. UNDER CANOPY SIGNS (See attached "Sign B")

Tenant shall install one (1) under canopy sign and bracket over the walkway in front of the Premises or as designated by Landlord's architect. Such sign and bracket shall be manufactured and installed by Landlord's designated contractor at Tenant's sole expense. Sign area of such under canopy sign shall be excluded from all wall sign area calculations. Major Tenants and free standing pad buildings with one (1) tenant may, at their election, install an under canopy sign.

E. SINGLE TENANT BUILDING PAD SIGNS (see attached "Sign C")

1. Free standing pad buildings with one (1) tenant are permitted four (4) wall signs, provided each sign is located on a different side of the building.

2. Wall signs shall be made up of:
 - individual illuminated neon pan channel letters;
 - 30 ma transformer(s);
 - colored plex faces;
 - returns that are:
 - painted with automotive paint or powder coated medium bronze;
 - 0.040 gauge aluminum;
 - five inches (5") deep;
 - 3/4" medium bronze trim caps;

3. Letter heights shall be as follows:
 - Maximum letter height for single line copy letters in the body of the sign shall not exceed thirty-six inches (36").
 - Landlord may allow multiple lines of sign copy based upon the length of tenant's name and other relevant factors at Landlord's sole discretion.
 - Maximum overall letter height for signs with multiple line copy shall not exceed thirty-six inches (36").

- A descending stem may drop four inches (4") below baseline, however, in no event shall sign copy, including descender exceed thirty six inches (36") in overall height.
4. Sign length, including logo, shall not exceed seventy-five percent (75%) of shop frontage.
 5. Logo shall be defined as any tenant emblem and/or graphics and shall be included in tenant's overall sign length. Such logo shall have plex faces with vinyl overlay. Logo area shall in no event exceed twenty percent (20%) of tenant's overall signage.

F. MAJOR TENANTS

The provisions of this Exhibit, except as otherwise expressly provided in this Exhibit, shall not be applicable to the identification signs of markets, drug stores or other occupancy designated by the Landlord as a "Major Tenant" that may be located in the Shopping Center, it being understood and agreed that these occupants may have their usual identification signs on their buildings, as the same exist from time to time of similar buildings operated by them in Nevada or California; provided however, there shall be no roof-top signs which are flashing, moving or audible and provided said sign is architecturally compatible and has been approved by the Landlord.

G. FREESTANDING SIGNS (see attached "Sign D")

One (1) freestanding double faced sign is permitted on each street frontage (i.e. one (1) sign on Robb Drive and one (1) sign on Mae Anne Avenue). The maximum sign area reserved for the name of the shopping center and/or tenant's copy on each sign shall be sixty (60) square feet per side. 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 twelve feet (12').

H. MONUMENT SIGN (see attached "Sign E")

One (1) freestanding double faced monument sign is permitted for the fuel center. Such tenant monument sign shall be two (2) faced, internally illuminated, plexiglass with and aluminum frame mounted on a standard base as shown on the drawings. The maximum sign area reserved for tenant's copy for such monument sign is limited to sixteen (16) square feet, the maximum overall sign height shall not exceed seven (7) feet, and the maximum overall sign width shall not exceed five (5) feet.

I. 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. Such advertising materials must be set back 24 inches from glass surface, and all window signs are not to exceed a maximum of 25 percent total window area, unless otherwise approved in writing by Landlord at Landlord's sole discretion.
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. Any such items installed by Tenant or Tenant's agents, without Landlord's express written consent may be removed by Landlord, or Landlord's agent without prior notice to Tenant, and any cost incurred for such removal shall be paid by Tenant to Landlord as additional rent.
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.

J. CONSTRUCTION REQUIREMENTS

1. Tenant is required to obtain from the City of Reno 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 City of Reno Building Department.

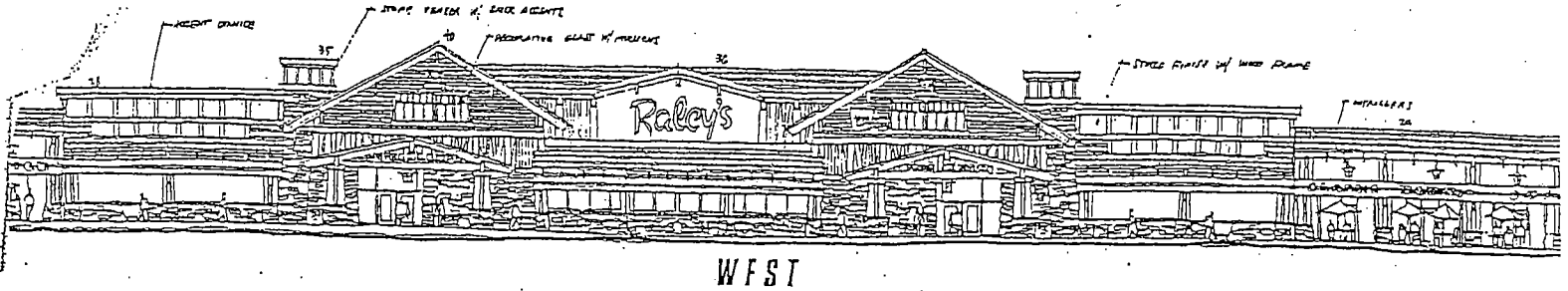
K. MISCELLANEOUS REQUIREMENTS

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.

McQueen Crossing
 Sign Criteria
 MAJOR TENANT



WFST

71'-0"
Raley's
 21'-10" SCALE 1/4" = 1'-0"

24"
SUPERMARKET
 20'-6"

24"
DRUG CENTER

MANUFACTURE & INSTALL THREE SETS OF ILLUMINATED CHANNEL LETTERS & ONE CHANNEL CABINET

- "RALEY'S"**
- △ RETURNS: 5"
 - COLOR: RED
 - △ TRIM CAP: 3/4"
 - COLOR: RED
 - △ FACES: ARISTECH #2283
 - RED ACRYLIC
 - △ ILLUMINATION: FLEXIBLE L.E.D. ILLUMINATION
- "SUPERMARKET"/"DRUG CENTER"**
- △ RETURNS: 5"
 - COLOR: POLISHED GOLD
 - △ TRIM CAP: 3/4"
 - COLOR: POLISHED GOLD
 - △ FACES: ARISTECH #2283 RED ACRYLIC
 - △ ILLUMINATION: FLEXIBLE L.E.D. ILLUMINATION
- "JAVA CITY"**
- △ RETURNS: 5"
 - COLOR: BLACK
 - △ TRIM CAP: 1"
 - COLOR: BLACK
 - △ FACE: WHITE ACRYLIC
 - △ COPY: 3M PRESSURE-SENSITIVE VINYL OVERLAYS
 - COLOR: 230-131 SUNFLOWER BACKGROUND
 - 230-33 RED LOGO LETTERS
 - BLACK TAG LINE LETTERS
 - ILLUMINATION:
 - △ 15mm NEON ILLUMINATION

McQueen, Crossing

Sign Criteria

Sign Type "A"

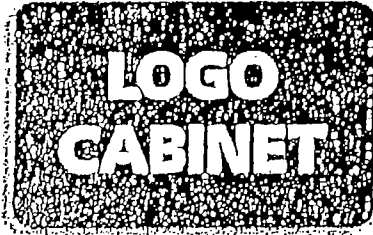
TENANT WITH IN-LINE FRONTAGE SHALL BE ALLOWED ONE (1) SIGN TYPE "A" SIGN, EXCEPT A CORNER TENANT MAY AT LANDLORD'S DISCRETION BE PERMITTED TWO (2) SIGNS ON DIFFERENT SIDES OF THE BUILDING AS DESIGNATED BY LANDLORD WITH THE FOLLOWING SPECIFICATIONS:

75%

N.T.E. 70% OF LEASEHOLD FRONTAGE

SHAPE VARIES
HEIGHT VARIES

N.T.E. 36"



TENANT

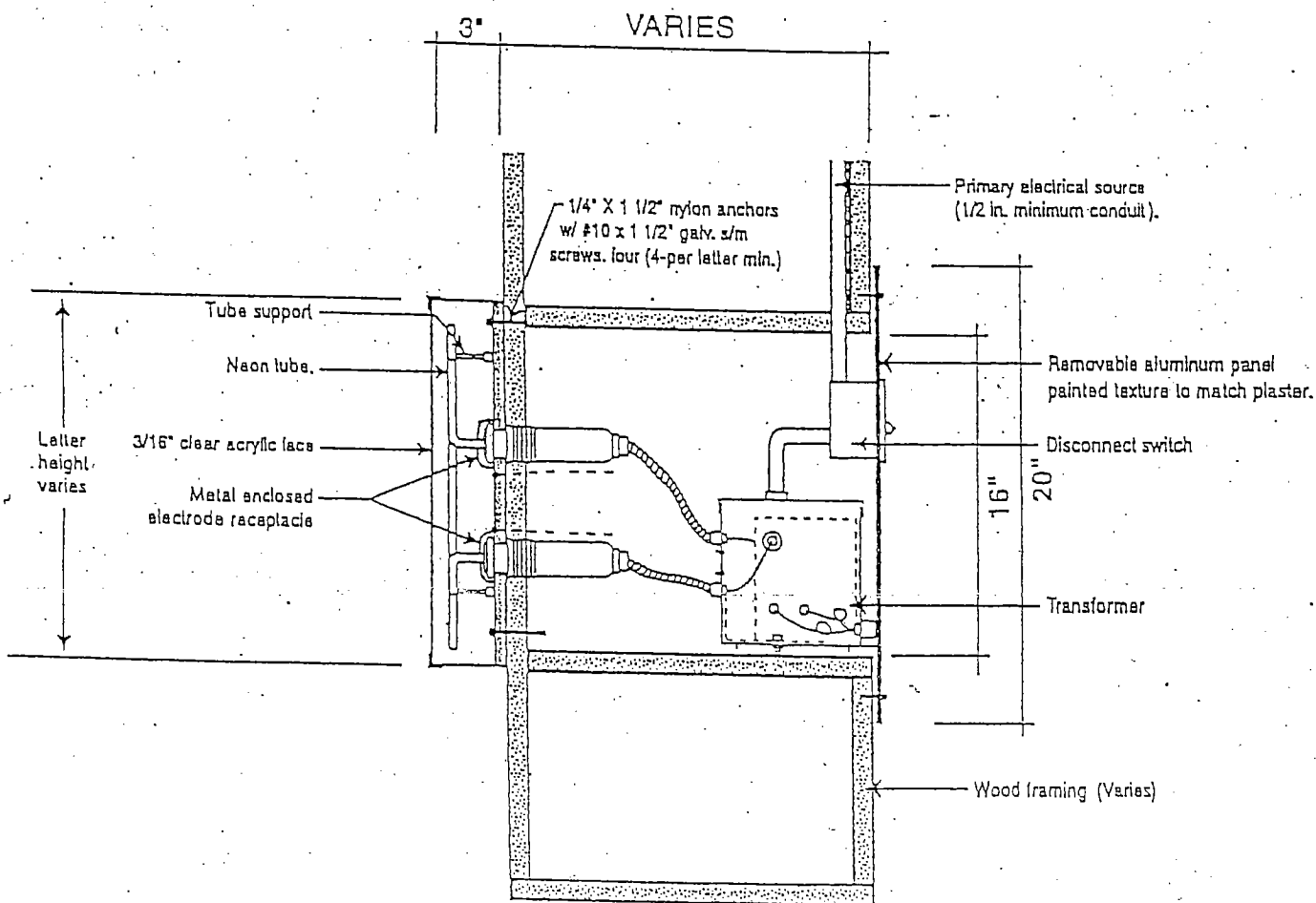
30" (SINGLE LINE)
36" (MULTI LINE)
MAX.

ELEVATION: INDIVIDUAL EXPOSED NEON CHANNEL LETTERS & LOGO CABINET:

- CUSTOM FABRICATED 0.040 ALUMINUM PAN CHANNEL LETTERS 3" DEEP PAINTED MATTHEWS ACRYLIC POLYURETHANE MEDIUM BRONZE RETURNS. LETTERS INTERIORS PAINTED TO COMPLEMENT NEON COLOR IN A COLOR APPROVED BY LANDLORD. LETTER FACES TO BE 3/16" CLEAR ACRYLIC W/ 3/4" MEDIUM BRONZE TRIMCAP EDGES.
- TENANTS ALUMINUM LOGO CABINET PAINTED MEDIUM BRONZE RETURNS W/ INTERIOR PAINTED WHITE. LOGO FACE TO BE 3/16" WHITE ACRYLITE ACRYLIC W/ SURFACE APPLIED 3M SCOTCHCAL TRANSLUCENT FILM O/LAY. LIGHT SOURCE TO BE 13MM U/L LISTED 6500 WHITE NEON.
- TENANTS ARE ENCOURAGED TO BE CREATIVE IN THEIR USE OF COLORS AND GRAPHIC APPLICATIONS.
- TENANTS SHALL BE REQUIRED TO SUBMIT SCALE DRAWINGS WITH SPECIFICATIONS & COLOR ARTWORK PRIOR TO PERMIT APPLICATION.
- LIGHT SOURCE TO BE 13MM U/L LISTED NEON GAS SYSTEM ON 30MA N.P.F REMOTE TRANSFORMERS.
- TENANTS SHALL SUBMIT SCALE DRAWINGS W/ SPECIFICATIONS & COLOR ARTWORK FOR WRITTEN APPROVAL BY LANDLORD PRIOR TO PERMIT APPLICATION.

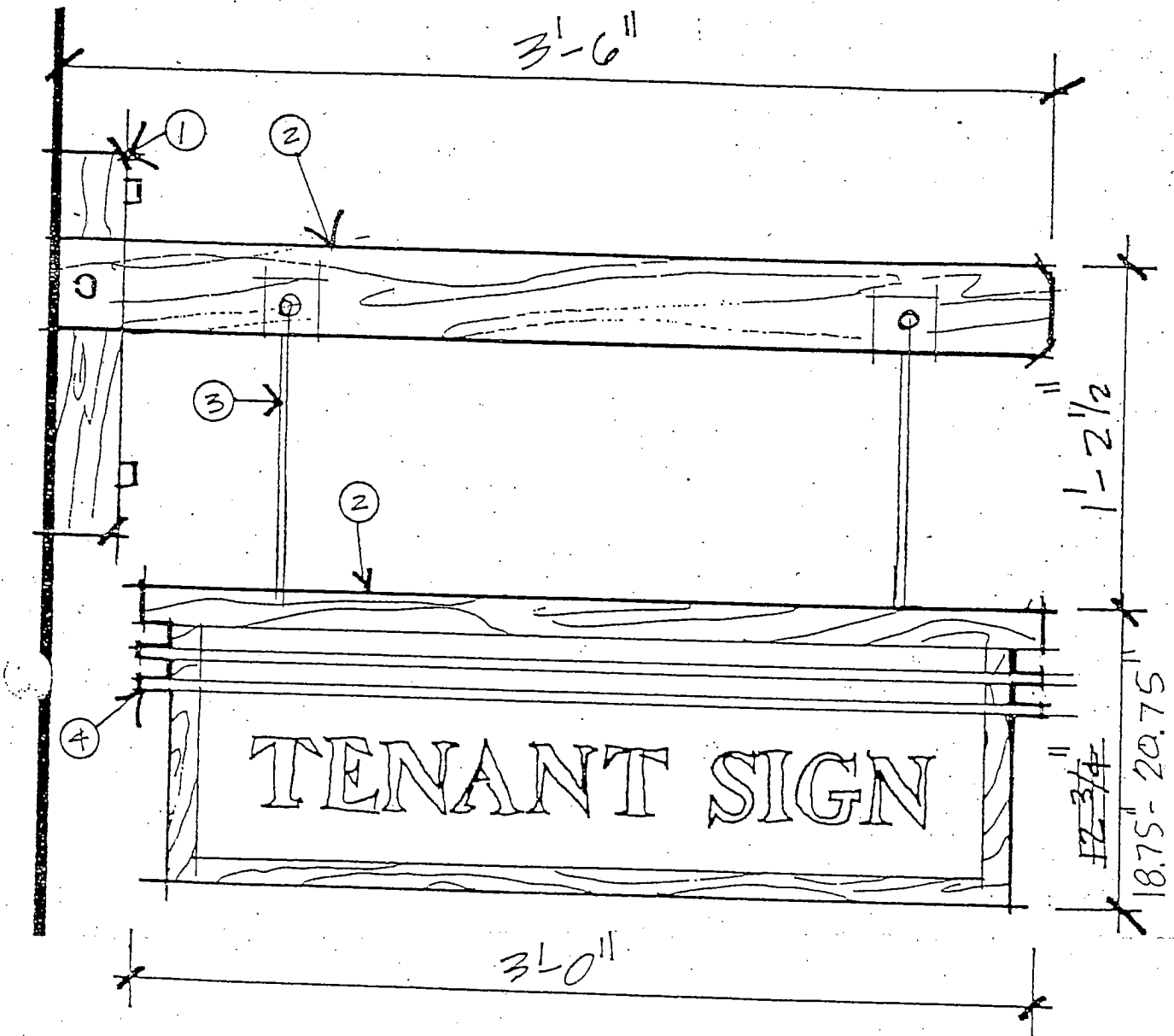
McQueen Crossing

Sign Criteria
Sign Type "A"



CHANNEL LETTERS (EXPOSED NEON)
W/ PK HOUSING

Sign Criteria
Sign Type "B"



- ① - HEAVY TIMBER MOUNTING
- ② - HEAVY TIMBER BRACKET
- ③ - METAL SUPPORT RODS, BRONZE FINISH
- ④ 1/4" METAL RINGS, BRONZE FINISH

McGreen Crossing
Sign Criteria
Sign Type "C"

75%

N.T.E. 70% OF LEASE HOLD FRONTAGE

N.T.E. 36"



RadioShack

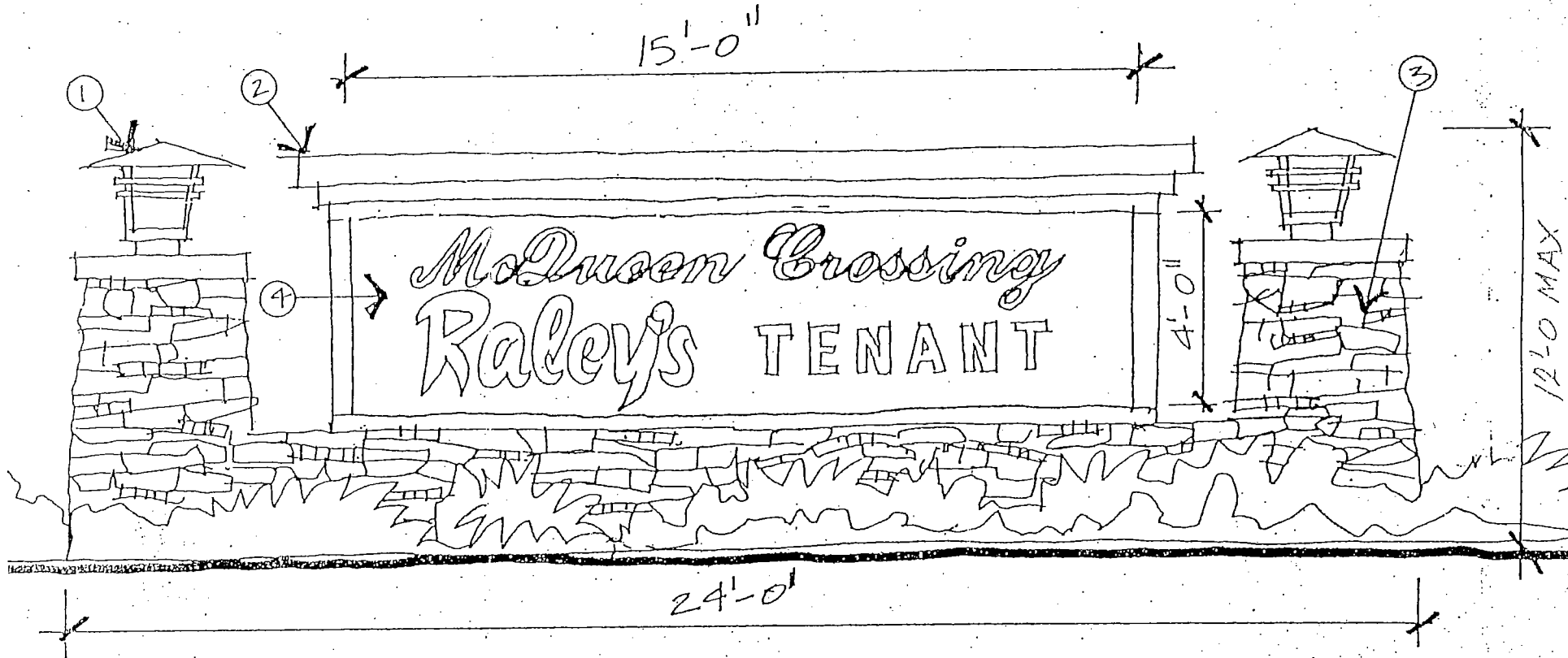
ELEVATION: INTERNALLY ILLUMINATED CHANNEL LETTERS. SCALE: N.T.S.

- * CUSTOM FABRICATED 0.040 ALUMINUM CHANNEL LETTERS 5" DEEP PAINTED MATTHEWS ACRYLIC POLYURETHANE MEDIUM BRONZE W/ 3/4" MATCHING TRIMCAP EDGES.
- * LETTER FACES TO BE IN TENANTS CHOICE OF TRANSLUCENT ACRYLICS PER TENANTS ESTABLISHED GRAPHICS SUBJECT TO LANDLORD AND CITY APPROVAL.
- * LIGHT SOURCE TO BE 13MM U/L LISTED NEON GAS SYSTEM ON 30MA N.P.F. REMOTE TRANSFORMERS.
- * TENANTS ARE ENCOURAGED TO BE CREATIVE IN THEIR USE OF COLORS, SHAPES AND GRAPHIC APPLICATIONS.
- * TENANTS SHALL BE REQUIRED TO SUBMIT SCALE DRAWINGS WITH SPECIFICATIONS & COLOR ARTWORK FOR WRITTEN APPROVAL BY LANDLORD PRIOR TO PERMIT APPLICATION.

McQueen Crossing

Sign Criteria

Sign Type "D"

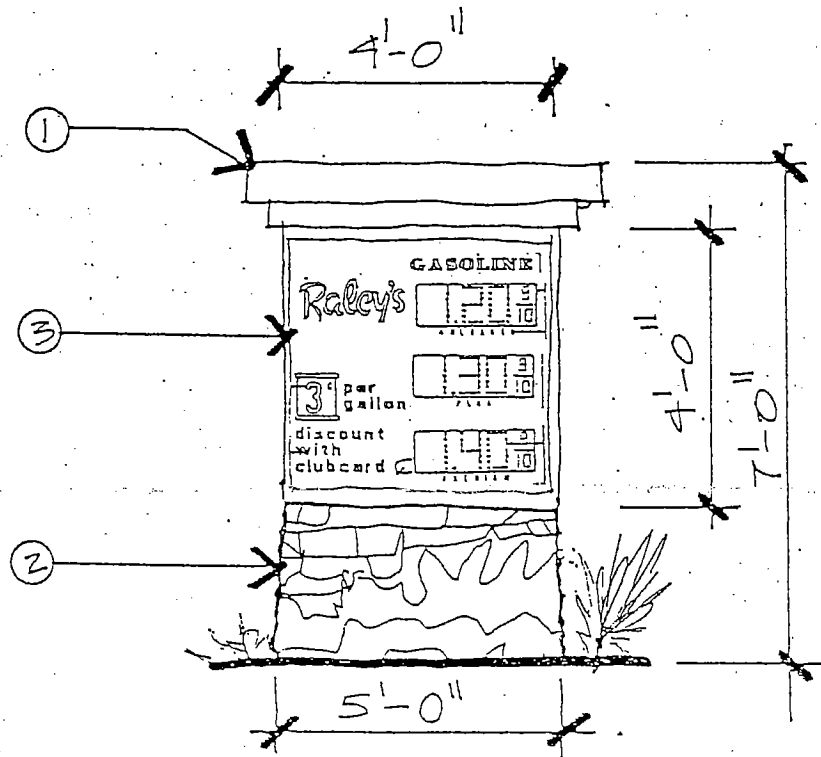


- ① - LIGHT FIXTURES TO MATCH BUILDINGS.
- ② - CORNICE TO MATCH BUILDINGS.
- ③ - STONE TO MATCH BUILDINGS.
- ④ - TOTAL SIGN AREA = 60 SQ. FT.

McQueen Crossing

Sign Criteria

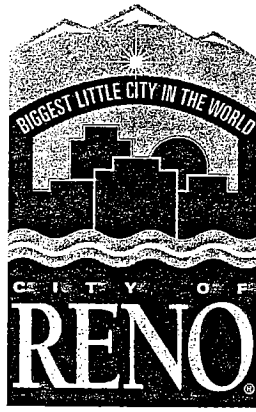
Sign Type "E"



- ① CORNICE TO MATCH BUILDINGS
- ② STONE TO MATCH BUILDINGS
- ③ TOTAL SIGN AREA = 16 SQ. FT.

APPENDIX A: SPD APPROVAL

Lynnette R. Jones
City Clerk
(775) 334-2030
jonesl@ci.reno.nv.us



Office of the City Clerk
Central Cashiering (775)334-2032
Parking Tickets (775)334-2279

Steven D. Whitaker, CRM
Records Systems Manager
(775) 326-6633

July 21, 2003

William Simons
530 East Plumb Lane, Suite 1
Reno, NV 89502

FILED THIS DATE
7/23/03
BY: [Signature]
CITY CLERK

RE: Case No. LDC03-00451 (McQueen Crossing)

Dear Applicant:

At a regular meeting held July 2, 2003, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the following:

- A. A zone change from ± 10 acres of NC (Neighborhood Commercial) and ± 5.4 acres of MF14 (Multi-Family 14 du/ac) to SPD (Special Planning District), by ordinance; and
- B. A special use permit for: (a) non-residential development adjacent to residential development; and (b) twenty-four hour operation for all buildings on a 15.41 acre site located at the southeast corner of Robb Drive and Mae Anne, subject to the following conditions and Appendix "C" dated July 1, 2003, which is attached to this letter:

- A. Within three (3) months of the date of City Council approval, the applicant shall incorporate all the approved revisions into the handbook, including any revisions made by the Planning Commission and City Council at their respective public hearings to the satisfaction of staff, have the SPD approved; and the revised handbook approved by City Council. Failure to comply with this time limit shall render this approval null and void. If the zoning is not converted to NC through the McQueen Area Neighborhood Plan amendment process, then Condition No. 2 relating to time frames would be null and void, and all conditions will be incorporated into the SPD.

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

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 in effect at the time the building permit is applied for, shall prevail.
2. 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.
3. All design components of the project shall conform to the Neighborhood Commercial (NC) zoning standards contained in the development code as amended. The only exemption from the NC zoning standards allowed is the provision of drive-throughs for retail uses and sign standards permitted in the NC zone.
4. Should a future text amendment be approved by City Council allowing drive-throughs in the Neighborhood Commercial (NC) zone, the applicant may apply to rezone the entire property to NC since no other deviations from the NC zone are required for the project.
5. Exhibit G (letter from Summit Engineering dated May 22, 2003 and signed by Ben Veach) shall be updated to reflect staff's amendments to it. Mechanical equipment and sound mitigation standards shall be added to the list. This exhibit will become Appendix C of the SPD as modified.
6. Lighting levels for shop C and along the south side of the major tenant shall only be that necessary to provide security. Access to the driveway around shop C and the major tenant shall be restricted to semi-truck traffic, maintenance vehicles and parking lot sweepers only. Truck idling in this area is prohibited. Signs shall be posted stating these restrictions in locations subject to the approval of staff. For

the entire site, semi-truck deliveries, parking lot sweeping and ongoing maintenance shall be limited to the hours of 7:00 a.m. and 10:00 p.m. Small delivery trucks and snow plowing vehicles are exempt from this requirement.

7. The masonry wall between the adjacent residential homes and shop C and the major tenant shall be split face on both sides with a decorative cap. Colors and materials shall be consistent with project architecture.
8. Prior to the issuance of a building permit for each building, elevations shall be submitted showing each side of the building articulated. The accents found on the primary facade of the building shall be incorporated on all sides of each building.
9. Prior to the issuance of any site improvements or building permits, whichever occurs first, a detail of the truck docking/loading area and the trash/palette/storage area shall be submitted and approved by Community Development staff.
10. Prior to the issuance of any site improvement permits, final design plans for the central public plaza with a public art piece or water feature shall be submitted and approved by Planning staff.
11. A sign shall be installed at the Grandpoint Way exit requiring all delivery trucks to turn left upon exiting.
12. A boundary line adjustment shall be submitted and approved reflecting the actual acreage of the MF-14 parcel that will be developed for this project.
13. Prior to approval by the City Council, the text in the sign section of the SPD handbook shall be revised to match the dimensions shown in the graphics included in the SPD.
14. Prior to the issuance of any building permit, the applicant shall have a grading and drainage plan approved by City staff.
15. All on-site private improvements shall be certified to the Community Development Department.
16. Prior to the issuance of any building permit, the applicant shall submit a sewerage report to the approval of the City Engineer.
17. 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.

18. Prior to the issuance of any building permit, the applicant shall have improvement drawings for all public improvements approved by the City Engineer.
19. Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for public improvements in compliance with R.M.C. 18.08.080(c).
20. 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.
21. Prior to the issuance of any certificate of occupancy, the applicant shall repair or reconstruct, as directed by the City Engineer, streets or portions thereof used for construction staging.
22. Prior to the issuance of any building permit, the applicant shall provide detention for both the 5 and 100 year storms.
23. 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, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
24. Prior to the issuance of any permit, the applicant shall provide a blanket easement over all open drainage channels and detention ponds to Washoe County District Health Department for inspection and treatment activities. Either paved vehicle access or walking path shall be constructed prior to issuance of a certificate of occupancy.
25. Landscaping shall not block access to channels for maintenance vehicles, which includes the need to spray for weed control.
26. Prior to the issuance of any certificate of occupancy, the applicant shall replace deteriorated and/or displaced curb, gutter and sidewalk, including paving between street cut and gutter line on, Mae Anne Avenue adjacent to this property.
27. Prior to the issuance of any certificate of occupancy, the applicant shall reconstruct the frontage improvements on Mae Anne Avenue adjacent to the site to provide an exclusive right turn ingress lane and modify/install/remove the right turn merge lane and the two-way left turn lane traffic devices.

William Simons
Case No. LDC03-00451 (McQueen Crossing)
July 21, 2003
Page 5

28. Prior to the issuance of any certificate of occupancy, the applicant shall modify the traffic devices and extend the median on Robb Drive to provide a two-way left turn lane extending to Simons Drive and restrict turn movements at the northerly driveway to right-in/right-out only.
29. Site access design and egress/ingress lane markings shall conform to the recommendations of the traffic analysis for the project.
30. Traffic device location and design within the site and on streets adjacent to the site shall be to the approval of the Community development Department.
31. Prior to the issuance of any certificate of occupancy, the applicant shall install street lights at the site access locations and at the intersection of Robb Drive with Simons Drive.
32. Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way and construct a concrete bus stop pad at a location adjacent to the site as required by the Regional Transportation Commission to the satisfaction of the Community Development Department.

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

Sincerely,


Lynnette R. Jones
City Clerk

LRJ:cdg

xc: Development Services
Traffic Design Engineer
Ed Schenk, Parks, Recreation & Community Services
Julee Olander, Regional Transportation Commission
District Health Department
Michael Perry, Wall Street Development
Ben Veach, Summit Engineering

Attachment

APPENDIX B: SUBMITTAL REVIEW CHECKLIST

APPENDIX B: SUBMITTAL REVIEW CHECKLIST

McQueen Crossing

Specific Plan Development Handbook

The following checklist must be completed and signed by the owner prior to submittal for any building permit within the McQueen Crossing Shopping Center.

Date: _____

Project Name: _____

Developer: _____

Person to Contact: _____

Address: _____

Phone Number: _____

Fax Number: _____

Submittal Requirements:

Colored Architectural Plans for all four sides.

Colored Sign Package as set forth in section g.

Landscape plans when applicable.

Letter from Owner stating compliance with the SPD Development handbook.

Two original stamped and signed prints (elevations and site plan) certifying conformance to the SPD.

Parking calculations in conformance with section b.

APPENDIX C – MODIFIED AGREEMENT

APPENDIX B: SUBMITTAL REVIEW CHECKLIST

APPENDIX B: SUBMITTAL REVIEW CHECKLIST

McQueen Crossing

Specific Plan Development Handbook

The following checklist must be completed and signed by the owner prior to submittal for any building permit within the McQueen Crossing Shopping Center.

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Project Name: _____

Developer: _____

Person to Contact: _____

Address: _____

Phone Number: _____

Fax Number: _____

Submittal Requirements:

Colored Architectural Plans for all four sides.

Colored Sign Package as set forth in section g.

Landscape plans when applicable.

Letter from Owner stating compliance with the SPD Development handbook.

Two original stamped and signed prints (elevations and site plan) certifying conformance to the SPD.

Parking calculations in conformance with section b.

APPENDIX C – MODIFIED AGREEMENT



APPENDIX C

July 1, 2003

Ms. Cheryl Ryan
Community Development Department
City of Reno
PO Box 1900
Reno, NV 89502

Subject: McQueen Crossing Conditions

Dear Cheryl:

This letter is to summarize the items that we have discussed and agreed to with our neighbors to the south. Please feel free to include this information with our staff report if appropriate.

- Hours of operation are limited to between 6:00am and 11:00pm for building D.
- ~~• Hours of operation for building C are limited to between the hours of 7:00am and 10:00pm. Further, Building C will not be used for bar or drive-through use.~~
- An 8-foot masonry wall will be constructed on the south and east property line extending from Simons access easement (\pm 140 feet East of the Simons Drive street cut) to the vicinity of the street-cut at Grand Point. The sound wall construction is to occur at the earliest possible time during construction to mitigate impacts on the adjacent properties.
- Delivery access south of Raley's is for semi-truck traffic; other deliveries will be discouraged by signage. Delivery via semi-truck will be limited to the hours between 7:00am and 10:00pm.
- No idling or staging of semi-trucks will be allowed outside of the above hours.
- Directional signs for delivery vehicles will be installed to discourage traffic southbound from the project onto Grand Point.
- 15-feet of property will be professionally designed, landscaped using materials on a provided plant list, installed, and deeded over to the adjacent property. Maintenance will be by the adjacent property owner. The connecting fencing (perpendicular) will be of a material similar to that existing will be extended to connect with the 8-foot masonry wall. This property includes a rockery retaining wall. Wall Street Properties, who will adjust the boundary line, will retain a no-build easement.

5405 Mae Anne Avenue • Reno, Nevada 89523 • (775) 747-8550 FAX (775) 747-8559
1421 E. Sunset Road, Suite 17 • Las Vegas, Nevada 89119 • (702) 252-3236 FAX (702) 252-3247
607 South Fifth Street • Elko, Nevada 89801 • (775) 738-8058 FAX (775) 738-8267
824 E. Aultman • Ely, Nevada 89301 • (775) 289-4445 FAX (775) 289-4043

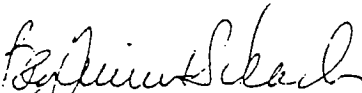
*See new Appendix C
for additional commitment
by the developer*

Page 2
Cheryl Ryan
July 1, 2003

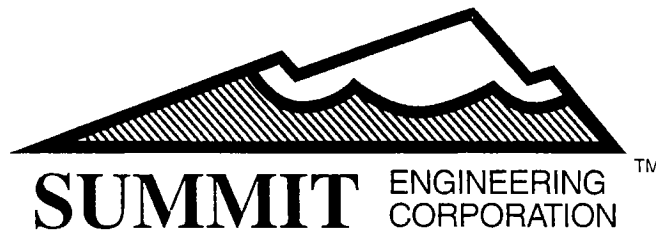
- Provide the neighbors with an effective contact person for concerns before, during and after construction.
- Provide funding not to exceed \$10,000.00 of traffic calming on Grand Point south of the ingress and egress point and north of the existing house, agreeable to the city. Should the city not build a calming device, the funding will remain with Wall Street Properties.
- Avoid, where possible, traffic obstacles such valley gutters, boxes, and manhole lids that generate noise adjacent to homeowners on the south property line.
- All roof-mounted equipment shall be screened from view of adjacent street. Sound mitigation measures shall be incorporated to meet City of Reno Development Code standards.
- A sign will be placed behind the Raley's loading dock directing southbound traffic as follows: "No Delivery Vehicles Beyond This Point". A similar sign will be placed Southwest of Pad C providing direction for eastbound traffic adjacent to the existing residential neighborhood. These signs are to discourage non-semi use for deliveries.
- Building Pad D will not have a drive through, and will not have outdoor customer activities on the south and east side of the building.

It is the intent of this letter to clarify agreements that have been made with our neighbors. Please feel free to contact our office if you have any questions.

Sincerely,
SUMMIT ENGINEERING CORPORATION


Benjamin H. Veach, P.E.
Project Manager

Cc: Mike Perry, Wall Street Properties
Doug Brown
Crystal Swank
Mike Renken
Woody Adams
Kathy Gilbert



APPENDIX C

January 27, 2004

Ms. Cheryl Ryan
Community Development Department
City of Reno
PO Box 1900
Reno, NV 89502

Subject: McQueen Crossing Conditions, Revised

Dear Cheryl:

This letter is to summarize the items that we have discussed and agreed to with our neighbors to the south. Please feel free to include this information with our staff report if appropriate.

- Hours of operation are limited to between 6:00am and 11:00pm for building D.
- Hours of operation for building C are limited to between the hours of 7:00am and 10:00pm. Further, Building C will not be used for bar or drive-through use. Further, no use will be allowed by a restaurant that requires a grease shaft/exhaust system (i.e., Chinese Food, Mexican Food).
- An 8-foot masonry wall will be constructed on the south and east property line extending from Simons access easement (\pm 140 feet East of the Simons Drive street cut) to the vicinity of the street-cut at Grand Point. The sound wall construction is to occur at the earliest possible time during construction to mitigate impacts on the adjacent properties.
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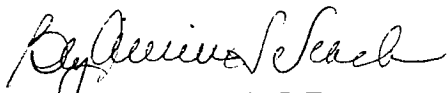
5405 Mae Anne Avenue • Reno, Nevada 89523 • (775) 747-8550 FAX (775) 747-8559
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607 South Fifth Street • Elko, Nevada 89801 • (775) 738-8058 FAX (775) 738-8267
824 E. Aultman • Ely, Nevada 89301 • (775) 289-4445 FAX (775) 289-4043

Page 2
Cheryl Ryan
January 27, 2004

- wall. Wall Street Properties, who will adjust the boundary line, will retain a no-build easement.
- Provide the neighbors with an effective contact person for concerns before, during and after construction.
 - Provide funding not to exceed \$10,000.00 of traffic calming on Grand Point south of the ingress and egress point and north of the existing house, agreeable to the city. Should the city not build a calming device, the funding will remain with Wall Street Properties.
 - Avoid, where possible, traffic obstacles such valley gutters, boxes, and manhole lids that generate noise adjacent to homeowners on the south property line.
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 - Building Pad D will not have a drive through, and will not have outdoor customer activities on the south and east side of the building.

It is the intent of this letter to clarify agreements that have been made with our neighbors. Please feel free to contact our office if you have any questions.

Sincerely,
SUMMIT ENGINEERING CORPORATION



Benjamin H. Veach, P.E.
Project Manager

Cc: Mike Perry, Wall Street Properties
Doug Brown
Crystal Swank
Mike Renken
Woody Adams
Kathy Gilbert