

# FIRST INDEPENDENT BANK CENTER

APPLICATION TO THE CITY OF RENO FOR:

**SPECIFIC PLAN DISTRICT**

PREPARED BY:  
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PREPARED FOR:  
BRETT COLEMAN

MARCH 6, 2002

APPROVED:  
RENO CITY COUNCIL  
NOV. 27, 2001



FIRST INDEPENDENT BANK  
**CONCEPT**  
**PERSPECTIVE**

**RICHE & ASSOCIATES**  
ARCHITECTS - PLANNERS

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- City of Reno Clerk’s Letter
- City of Reno Development Application
- Owner Affidavit
- Applicant Affidavit
- Neighborhood Advisory Board Letter
- Legal Description
- Assessors Parcel Maps/600' Boundary Description

**Pocket:**

- Site Plan
- Grading and Drainage Plan
- Preliminary Landscape Plan
- Building Elevation
- Site Cross Sections

**1. Introduction/Project Location**

This application consists of a request to change the zoning designation of a 5.17 acre property from Professional Office (PO) to Specific Plan District (SPD) for First Independent Bank and other office uses. This report, together with the site plan, grading plan, landscaping plan and other supporting plans and documents are submitted in satisfaction of the requirements established by Reno Municipal Code section 18.06.403 (Special Purpose Districts).

The First Independent Bank Center is located on the west side of Kietzke Lane between South McCarran Boulevard and Del Monte Lane. Adjoining the property on three sides is Rancharra, an approved Planned Unit Development. Residential development is proposed by the Rancharra land use plan on each side of the office park. The Nevdex office development, which includes the Wells Fargo Center is located on the east side of Kietzke Lane adjacent to the subject property and zoned SPD. The property is identified by the Washoe County Assessor as parcels 040-143-14, 15.

Figure 1 depicts the location of the project site. Figure 2 identifies the Master-Plan land use designations of the site and vicinity. Figure 3 shows the existing and proposed zoning of the site and surrounding properties.

**2. Statement of Plan and Purpose**

The purpose of this handbook is to establish design guidelines for the development of the First Independent Bank Center. This handbook is applicable to new construction, modifications to existing structures, signs, lighting, parking, circulation and landscaping. The project shall comply, except as otherwise expressly stated in this handbook, with all City codes, plans, reports and standards in effect at the time building permits applications are submitted. If there is a conflict between project plans and City codes (including adopted plans, reports, and other materials), City codes shall prevail.

The project will, upon build-out, consist of six to seven buildings ranging in size from approximately 4,000 to 30,000 SF of floor area arranged in a “campus like” setting. The largest building will be a three story structure which will be the corporate headquarters (general offices) for First Independent Bank. The structure will also house a branch bank with a drive through facility. The remaining five buildings include the existing residence (which will be converted to office use) and four new buildings. Approximately 5,000 SF of floor area will be added to the existing residence. As an alternative to a building addition/remodel of the residence, a free standing building may be proposed adjacent to the residence.

Figure 4 depicts the site plan. A round-about with a focal feature is the major organizing element of the campus plan. Site landscaping area and parking spaces meet or exceed code requirements. Up to 75,900 square feet of building area are included on the plan. The actual square footage of each building will vary in response to specific architectural programs. The total building floor area, however, will be limited by the available automobile parking provided. Please see Table 1 for a tabulation of schematic building floor area for each structure.

A building permit application shall be submitted within eighteen (18) months of the date of City Council approval. The validity of that permit shall be continuously maintained or this approval shall be null and void.

### **3.0 Land Uses**

Commercial uses may be established in building “C” (may be two buildings), building “E” and building “F.” The purpose of this limitation is to buffer future adjacent residences from any adverse impact from commercial activities

#### **3.1 Allowed Uses**

Financial Institution  
Drive through Facility  
General Business and Professional Office  
Call Center  
Copy Center  
Free-standing automated teller  
Laundry (drop off)  
Barber/Beauty Shop  
Office, other than listed  
Medical Facility  
Indoor storage, incidental to a permitted use  
Building “f” third floor storage only and shall not be converted to office space at any time in the life of the building.

#### **3.2 Uses Subject to a Special Use Permit**

Restaurants, with or without alcohol service  
Retail Bakery  
Animal Clinic  
Laboratory  
Recording Studio  
Broadcasting Facility  
Educational Facility

### **4.0 Hours of Operation**

The hours of operation shall be from 7:00 AM to 7:00 PM for the offices and 7:00 AM to 10:00 PM for commercial establishments. Deliveries and parking lot sweeper hours shall be restricted to 7:00 AM to 7:00 PM.

### **5.0 Architectural Features**

The historic Georgian architectural style of the Harrah estate house is the source of design inspiration for the First Independent Bank headquarters building and other project buildings. The two story bank building will face Kietzke Lane and be the focal point of the site. Its steeply pitched gabled roof form and materials palette will be mirrored or complemented, although on a lesser scale by the five “background” buildings shown on the site plan.

The character building elevation of First Independent Bank is depicted by Figure 5.

All four sides of each building, including roof lines, shall be articulated in the same manner as shown on the front

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## FIRST INDEPENDENT BANK CENTER

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front facade conceptual elevations. The facades of the buildings facing the Rancharra PUD property shall have a "residential" character and be designed to respect privacy. The master developer shall review and approve in writing architectural plans before they are submitted to the City of Reno for building permits.

All of the proposed buildings are planned to include two story elements. Those buildings located on the perimeter of the property will have one story elements adjacent to the property lines so that the privacy of future residence is respected. Building heights and setbacks will conform to RMC 18.06.506, which requires a 1:3 building height/setback ratio for portions of buildings over 15' tall, measured from the 10' setback line.

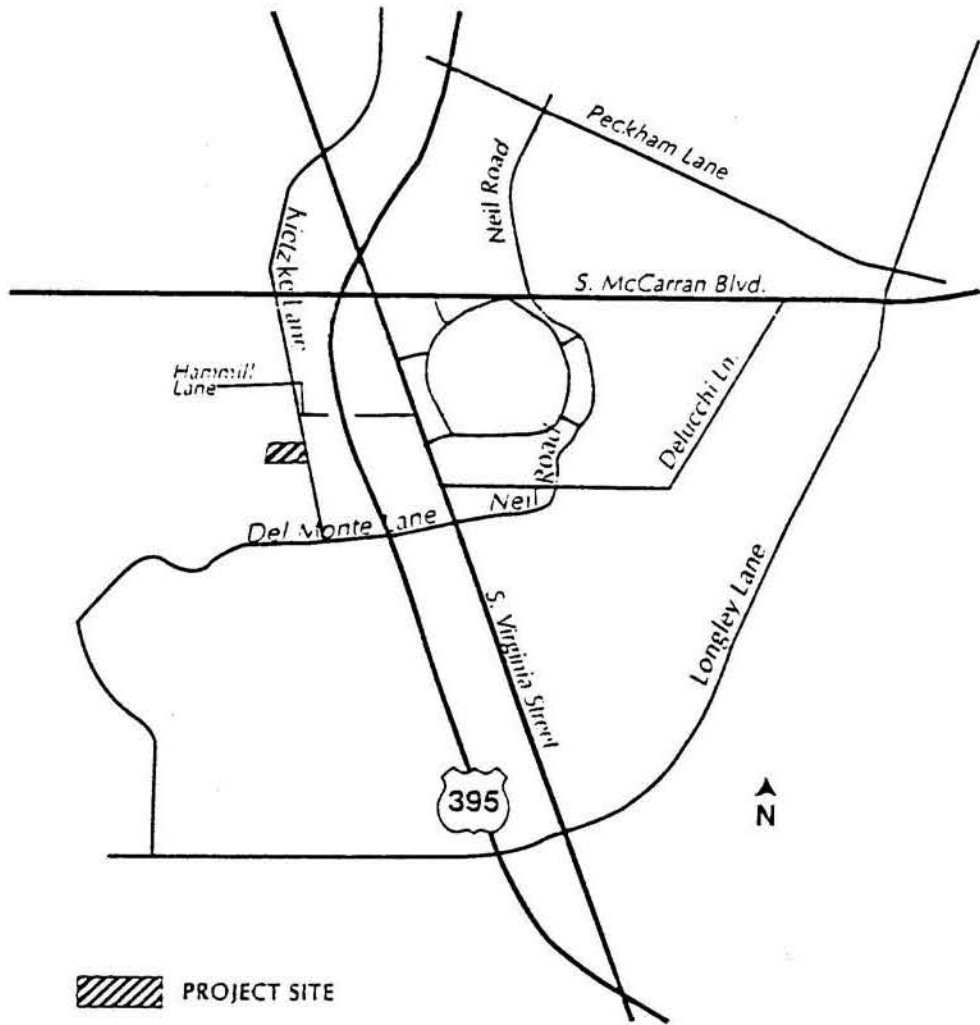
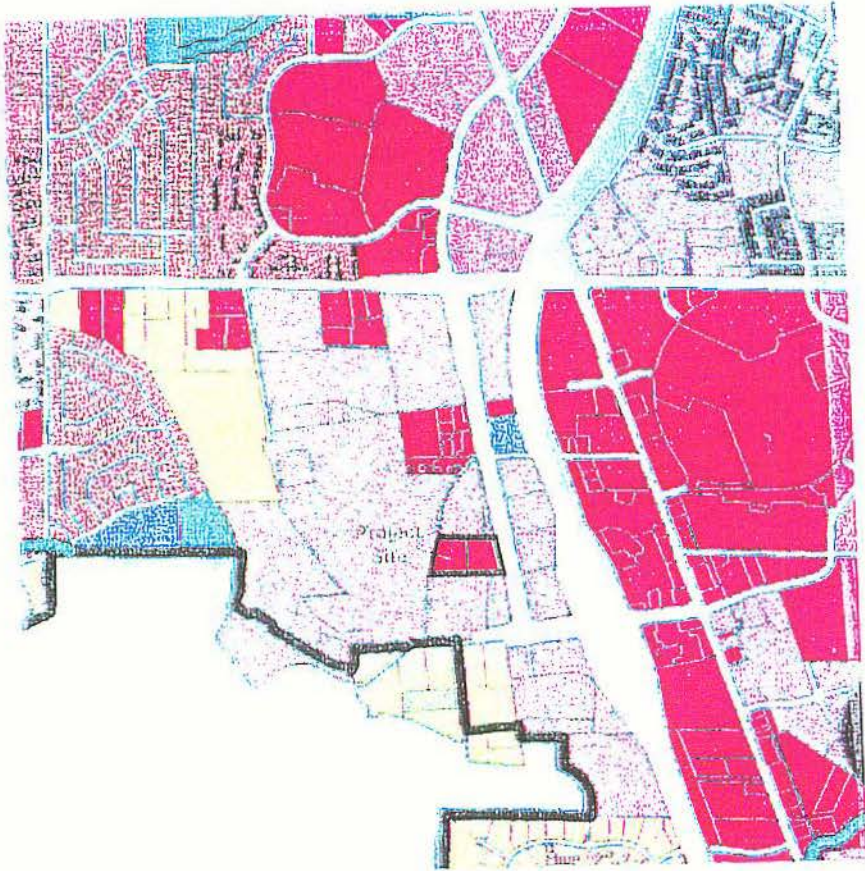
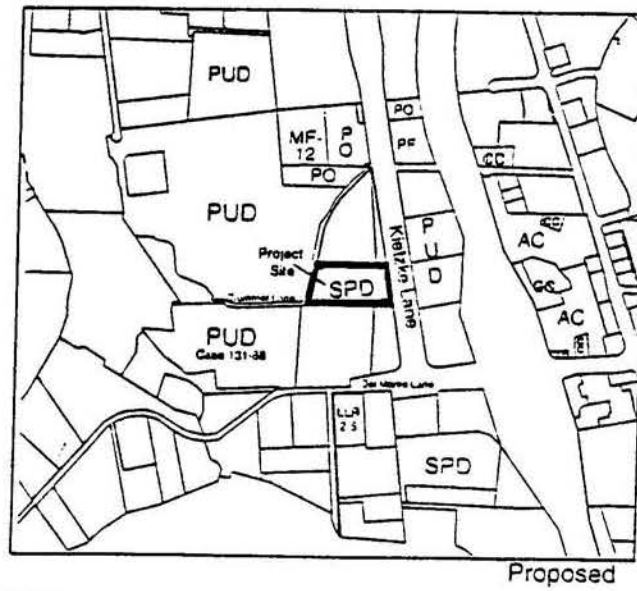
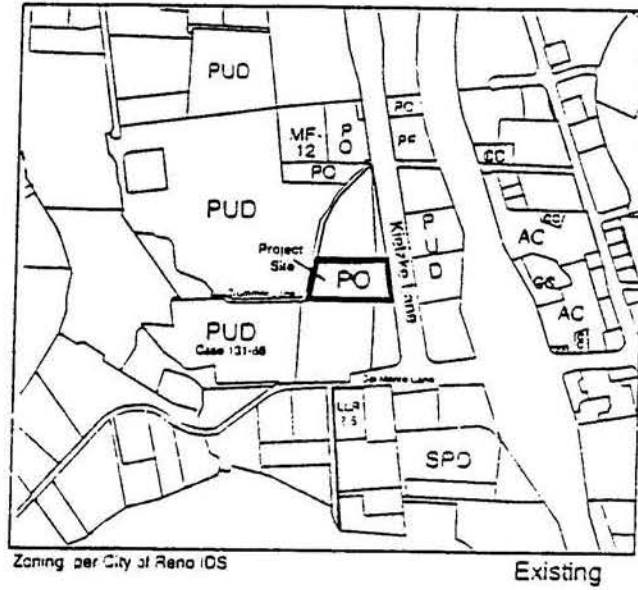


Figure 1 - Vicinity Map



-  Special Planned Area
-  Urban Residential/Commercial
-  Single Family Residential
-  Parks/Recreation
-  Public Facility

Figure 2 - Master Plan Designation

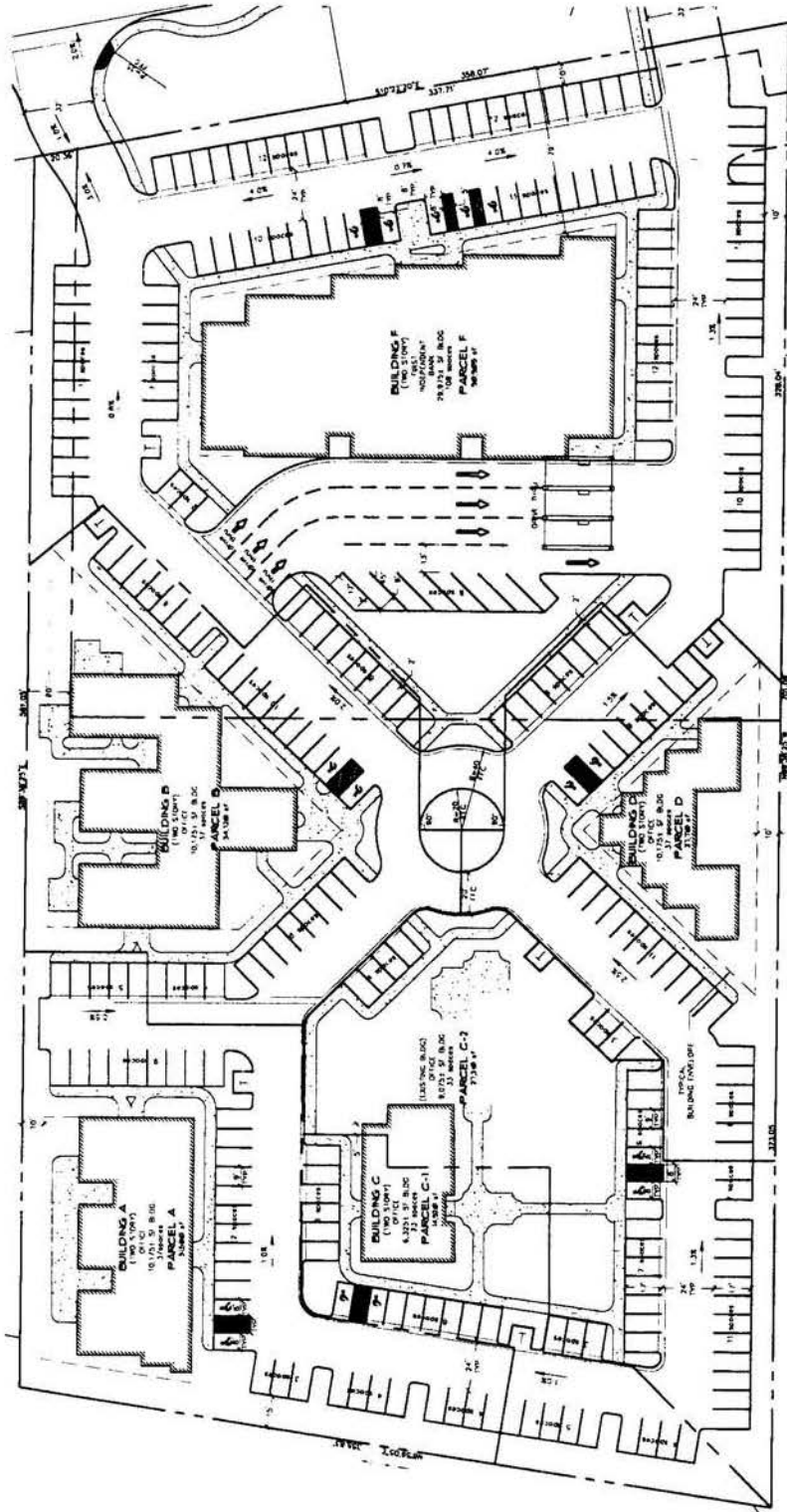


 Project Site

Figure 3 - Existing and Proposed Zoning



FIRST INDEPENDENT BANK CENTER



BUILDING		BUILDING SQUARE FOOTAGE		PARKING	
	USE			REQUIRED	PROVIDED
BUILDING A	OFFICE	11,275	1,571	41	41
BUILDING B	OFFICE	11,000	1,571	40	40
BUILDING C	OFFICE	9,000	1,571	31	31
BUILDING D	OFFICE	5,775	1,571	21	21
BUILDING E	OFFICE	4,028	1,571	15	15
BUILDING F	BASE-OFFICE	24,000	1,571	108	108
<b>TOTALS</b>		<b>79,000</b>	<b>1,571</b>	<b>316</b>	<b>316</b>

SITE PLAN

SHEET 1 OF 2

Figure 4 - Site Plan

Date: AUGUST 2007  
 Drawn by: J. S. S. S. S. S.  
 Scale: 1/8" = 1'-0"

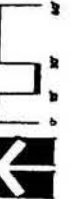




Figure 5A - Bank Building Conceptual Elevation

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BUILDING A OFFICE



BUILDING B OFFICE

Figure 5B - Front Elevation Buildings "A" and "B"

\*See site plan for location and size.



BUILDING C OFFICE



BUILDING D OFFICE

Figure 5C - Front Elevation Buildings "C" and "D"

\*See site plan for location and size



BUILDING E      OFFICE

Figure 5D - Front Elevation Building "E"  
*\*See site plan for location and size.*

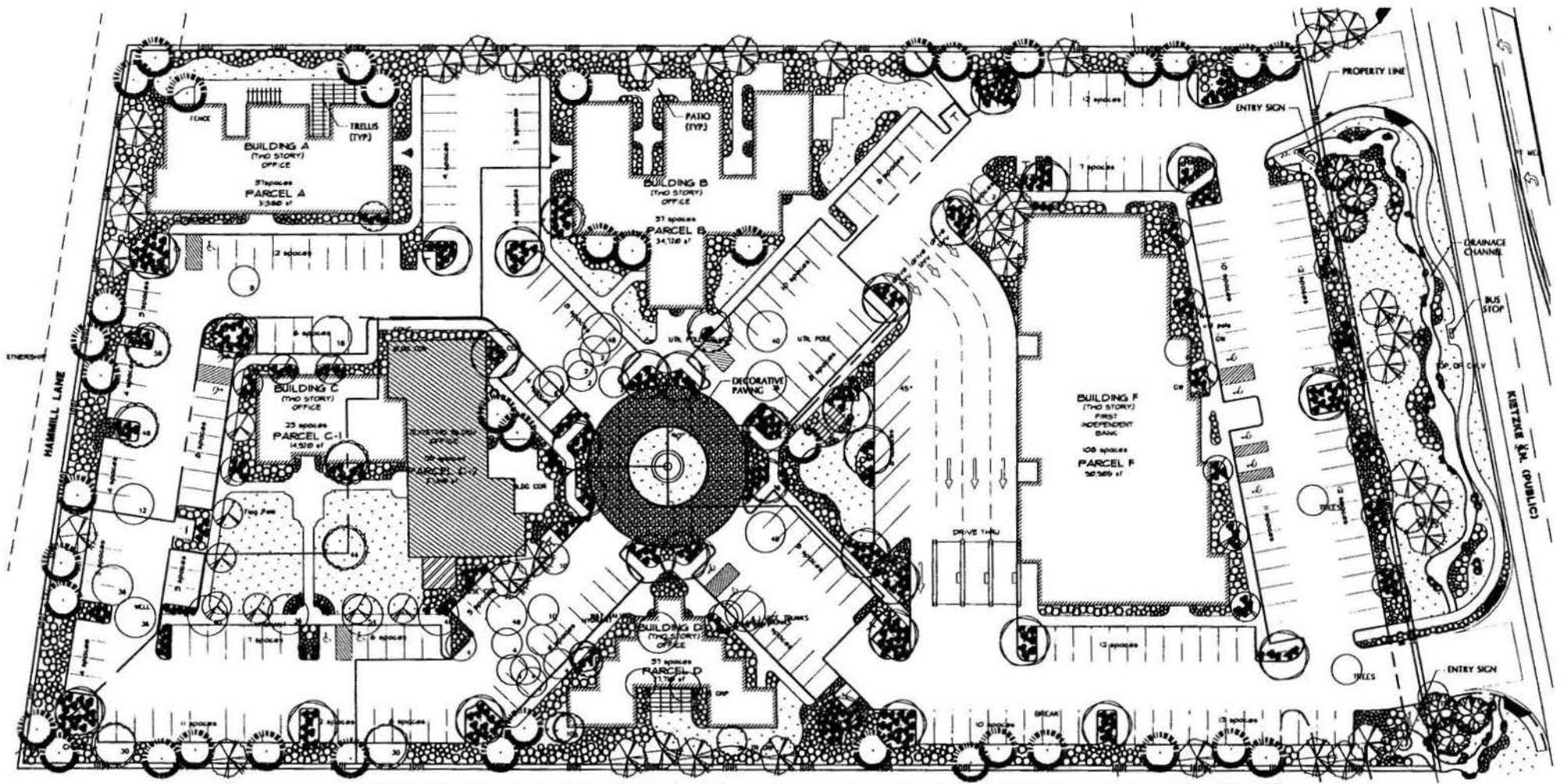


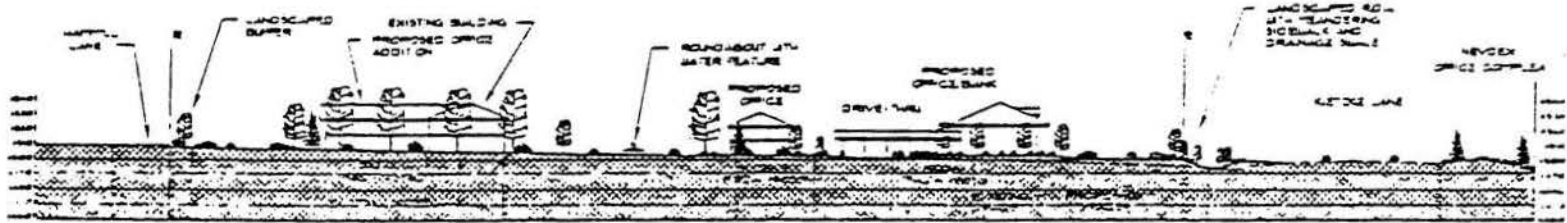
Figure 6 - Preliminary Landscape Plan

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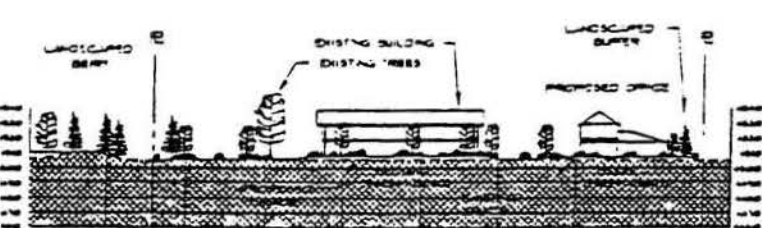
Landscape Legend	
	LARGE DECIDUOUS TREE
	EVERGREEN TREES
	MEDIUM DECIDUOUS TREE
	CLUMP DECIDUOUS TREE
	FLOWERING TREE
	EXISTING TREE TO REMAIN
	TURF
	SHRUB PLANTINGS
	BOULDERS

Landscape Calculations	
ZONE DESIGNATION:	General Office
SITE AREA:	5.18 AC
LANDSCAPE AREA:	
REQUIRED (20%):	45,128 S.F.
PROVIDED (34%):	77,802 S.F.
WITHIN PROPERTY (29%):	64,689 S.F.
NDOT R.O.W. (5%):	13,113 S.F.
PARKING:	
REQUIRED SPACES:	276
PROVIDED SPACES:	276
REQUIRED 1 TREE PER 10 PARKING SPACES:	28
REQUIRED 25 FT. LANDSCAPE AREA PER PARKING SPACE:	6,775 S.F.
TOTAL REQUIRED TREES:	150
( 1 Tree per 300 s.f. of required landscape area)	
TOTAL PROVIDED TREES:	154
TOTAL REQUIRED SHRUBS:	902
( 6 shrubs per 300 s.f. of required landscape area)	
TOTAL PROVIDED SHRUBS:	2,702

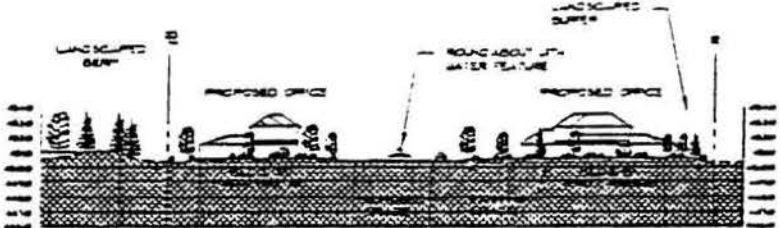
FIRST INDEPENDENT CENTER



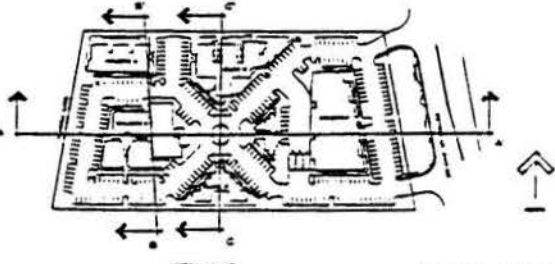
Section A-A'



Section B-B'



Section C-C'



SITE CROSS SECTIONS

SHEET 2 OF 2



Figure 7 - Site Cross Sections

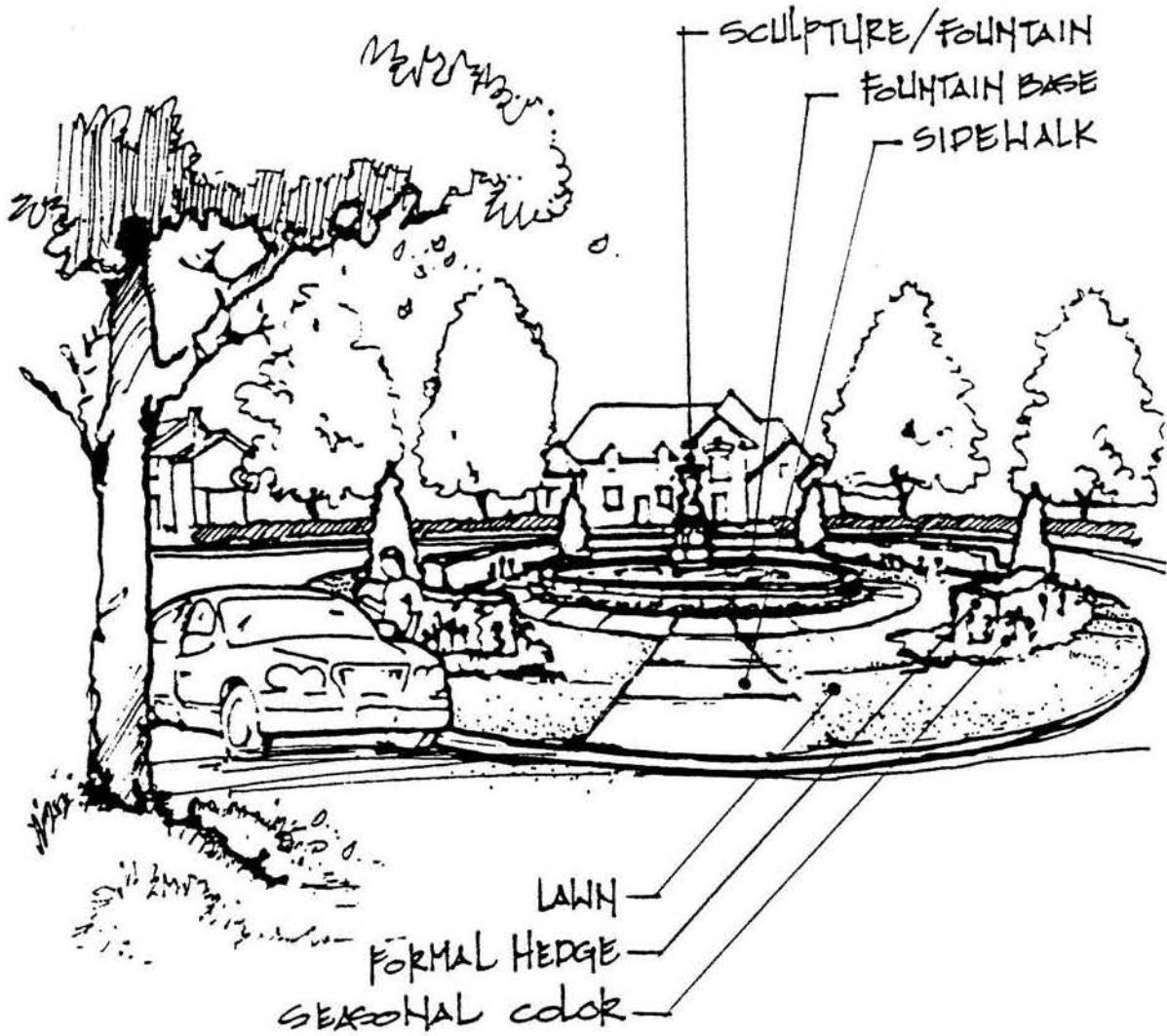
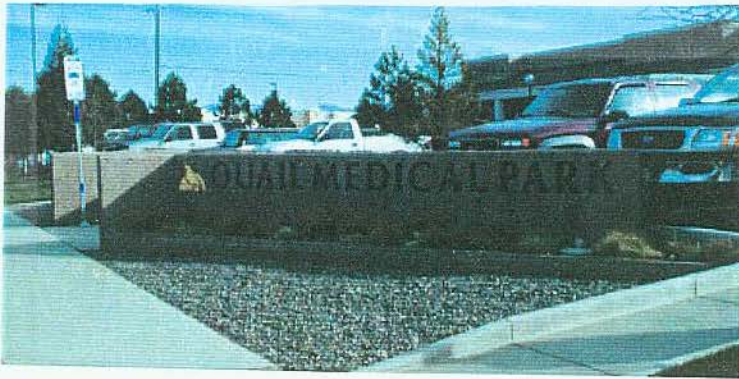


Figure 7A - Water Feature within Round-About

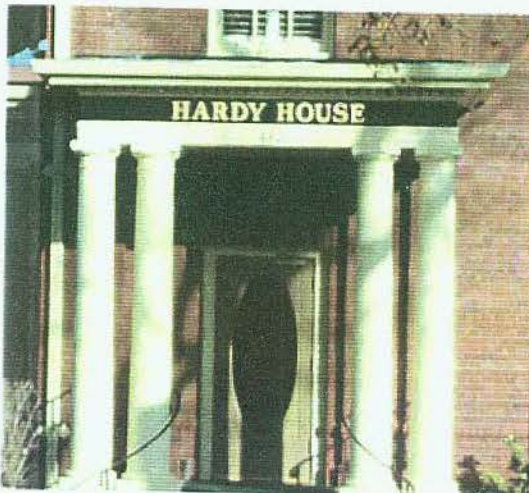




7-a This monument sign identifies the center in a simple, dignified manner. While larger than the proposed FIB center sign, its size and proportions are appropriate for its setting.



7-b The proportions of this sign are similar to those proposed for the First Independent Bank Center. The FIB Center sign will identify the complex only, not individual users.



7-d The frieze area above the columns makes for a natural location for a wall mounted sign. When actual buildings are designed for the FIB Center, it is important that the architects confront the issue of signing and "design-in" appropriate locations for wall mounted signs while facades are designed.



7-c Simple, legible font design in scale with its background combine to create a sign which suggests quality



7-e Signs lettered directly onto doors and windows provide most of the signing many professionals need and desire.

Table 1

**Building Floor Area and Parking**

Building	Floor Area	Use	Parking	
			Required	Proposed
Building A	10,170 SF	Office	37	35
Building B	9,928SF	Office	36	38
	1,600 SF	Storage**		0
Building C1	6,325 SF	Office	23	27
Building C2	7,593 SF	Office	28	30
Building D	9,795 SF	Office	36	37
Building F	29,973 SF	Office	109	106
	1,260 SF	Storage**		0
<b>Total</b>	<b>76,644 SF*</b>		<b>269</b>	<b>273</b>

\* Total building floor area may not exceed 76,644 SF, regardless of proposed uses or provided.

\*\* Parking is to be assessed at 1:275 for office and none for storage.

6. Land Use Change Summary

Table 2

***Existing Conditions vs. Proposed Conditions***

	<b><i>Existing Conditions</i></b>	<b><i>Proposed Conditions</i></b>
Subject Site	5.17 " Acres	5.17" Acres
Zoning	PO (Professional Office)	Specific Plan District (SPD)
Master Plan Designation	Urban Residential/Commercial	Urban Residential/Commercial

**7.0 Development Standards**

**7.1 Location and area of yards.**

A 10' wide landscaped setback shall be established along the project perimeter. Within the project, a 5' building setback, consisting of either landscaping or sidewalk, shall be maintained between drive aisles and parking areas.

## 7.2 Building setbacks.

All buildings shall have a 10 foot minimum building setback from the north, south and east property lines. A 15 foot setback shall be maintained from the west property line.

## 7.3 Location and type of exterior lighting.

- Lighting shall coordinate with the associated architecture.
- Decorative lighting may be used to clarify pedestrian routes and highlight building entries.
- Parking lot lighting and lighting at all pedestrian and bicycle routes in accordance with the RMC.
- Decorative lighting shall be integrated into the architecture and design of the building.
- Decorative lighting such as accent lighting in planters, will be allowed as long as the lighting is directed away from the vision of pedestrians, bicycles, motorists and residential homes.
- Building illumination and architectural lighting shall be indirect in character. Architectural lighting shall accent the building in addition to providing functional lighting.
- Service area lighting shall be contained within the service areas or the loading/trash enclosure area.
- Lighting fixtures shall be located to reduce shadow or interference from trees and other objects in the landscape.
- Parking lot lights shall clarify vehicular and pedestrian circulation routes.
- Parking lot lights shall be shielded to prevent "spill-over" onto residential properties.
- All parking areas with more than 10 spaces shall be lighted for security in accordance with Section 18.06.501 (E) Lighting. The lights must be designed and maintained to produce at least 0.1 foot-candle of light at pavement level throughout the parking area. Potentially hazardous locations must be individually illuminated with at least 0.3 foot-candle of light. Lights within 100 feet of a residential property line and shall be reduced to no more than 0.05 foot-candle of light after business hours.
- No parking lot light standard shall be placed within forty (40) feet of residential properties. No parking lot pole shall exceed twelve (12) feet in height within one hundred (100) feet of residentially used property.
- Parking lot light standards shall not exceed sixteen (16) feet in height for the site.
- All lighting for the center shall be on an automatic timing system. Lighting for the professional offices shall be from 7:00 AM to 7:00 PM. Lighting for commercial uses shall be 7:00 AM to 10:00 PM.

Site lighting (except bollard lighting less than 42" high) shall be indirect or should incorporate a full cut-off shield type fixture. Service area lighting should be contained within the service area boundaries and enclosed walls to reduce light "spill over" outside service areas. Parking lot fixtures will be located to reduce shadow/light interference from trees and other objects within the landscape. Building illumination and architectural lighting shall be indirect in character and provide the required functional lighting for safety and clarity of pedestrian movement.

#### **7.4 Treatment of mechanical equipment.**

Screening shall be provided for rooftop equipment when such equipment would otherwise be seen from a public street or adjacent residential property. The design character of rooftop screening shall be compatible with the building. Service, maintenance, storage and utility areas shall be placed behind a visual barrier or inside buildings. Backflow preventers shall be screened from view of public streets and adjoining properties by low vegetation, walls or fencing.

#### **7.5 Signs: Number, type, size and location**

##### **General Standards**

- Signs shall identify and locate, rather than advertise and sell.
- Only monument and wall mounted signs shall be used.
- Signs shall not be standard cabinet construction (canned) using plastic components.
- Wall sign lighting shall be indirectly illuminated with no exposed electrical wiring or company decal.
- Sign type face shall be simple, legible and well proportioned. Appropriate signs shall be designed to be legible for both the pedestrian and for a person in a moving vehicle. Legibility shall be related to the primary intended viewer.
- Maximum size for directional signs shall be four (4) square feet with a maximum height of five (5) feet and placed throughout the site as needed.
- No flashing or animated signs are permitted.
- No signs may face and be visible from the abutting residentially zoned property.

##### **Center Identification Sign**

- Freestanding signs for individual buildings shall not be allowed.
- There shall be two (2) monument center identification signs. They shall be located at each Kietzke driveway. The maximum square footage shall be forty-eight (48) square feet with maximum height of eight (8) feet and maximum width of six (6) feet. See Figure 7-a and 7-b for examples of tasteful, understated monument signs.

##### **Individual Buildings Standards**

- Wall Mounted Signs:
  - Wall mounted signs shall be limited in location to facing the parking lot from which the building is accessed.
  - Wall mounted signs shall not exceed 1 square foot of sign area per 100 square foot of gross floor area with an overall maximum of 25% of the business frontage of the building.

- Wall mounted signs shall be integrated into the architecture rather than applied “over” architectural features. As illustrated by Figures 7-c and 7-d, both the “Hardy House” and “Gallery 516” signs consist of individual letters mounted on a facade. Sign copy is “framed” by building trim (frieze area in Classical architecture) and the letter size is in scale with area created the frame or background. Type style is simple and legible.
- Window and door signs are a type of wall mounted sign. As is typical for most professional offices, signing may consist of a name lettered onto a door or window. As always, legibility and scale (proportion) are important. See figure 7-e for a sign applied to a window.

### **7.6 Vehicular and pedestrian circulation and access.**

Vehicular access will be provided by two driveways from Kietzke Lane. Turning movements using these driveways may utilize one of the two available options.

Under the first option, the northerly driveway would be limited to “right turn into and right turn out” of the project. Full access (left and right turns both into and out of the project) would be provided by the southerly driveway. This driveway is opposite the existing “median” gap and would be constructed with the cooperation of Rancharrah.

The second option would consist of reconstructing the existing Kietzke median at the northerly driveway to allow vehicle storage for a north bound left turn movement into the project and a left turn movement out of the project. The southerly driveway would be constructed within the project property (not in conjunction with Rancharrah) and would allow only right turns into and out of the project.

Sidewalks are provided throughout the project to connect parking with building entrances.

### **7.7 Number, location and use of parking spaces (including bicycle).**

Parking will be provided in accordance with City code. The exact building floor area, and the resultant required number of spaces will change as buildings are designed. The site plan, which is a part of this application, depicts 276 parking spaces, including 14 accessible spaces. Large parking areas will be divided into an interconnected series of smaller parking areas and will conform to City of Reno standards for parking lot dimensions. As already established on Kietzke Lane, parking will be permitted between the street and the entrance to the principal building.

A reciprocal parking agreement shall be approved by staff prior to issuance of any permits or the subdivision of the property. The intent is that parking and access be shared and that the project function as an integrated whole. The parking spaces adjacent to the third bank drive aisle shall be marked for use by bank employees only.

Each building will be designed to provide a convenient and secure bike parking location. Such spaces will be within 50 feet of the building’s main entrance and shall be designed so

that sidewalks are not blocked.

Each phase of development will have the number of parking spaces required by code to support the building area.

#### **7.8 Buffering to be provided between land uses.**

The residential adjacency standards as provided by RMC 18.06.506 will be applied to this project. This requires 1:3 height/setback for that portion of a building which exceeds 15' in height. This setback shall be measured from the 10' landscaped yard to be established on the project's perimeter. Plant material will include a variety of deciduous and evergreen over story trees, flowering and clump plantings of accent trees, and deciduous and evergreen shrubs.

To protect the privacy of potential adjacent residential neighbors, commercial uses shall be limited to buildings C, E, and F which are located in the center of the site.

#### **7.9 Landscaping/Tree Mitigation**

Approximately 28 percent of the site (64,800 square feet) of the site will be landscaped area. In addition, it is proposed that an additional 13,113 SF of the Kietzke right of way be landscaped as well. This landscaping within the right of way is subject to the approval of the Nevada Department of Transportation.

The landscape materials shall include deciduous and evergreen plant materials, turf and non-organic materials. Existing trees shall be retained where practical. Groupings of evergreens and deciduous plant materials shall be used to provide year round interest. Plantings will be used for accent, screening and shading.

An important component of the site's development is the retention of many of the mature trees that presently exist. Approximately 35 of 58 existing trees will be retained. In accordance with RMC Section 18.06.706, a tree mitigation will be prepared for approval of the Urban Forester and the City's Landscape Architect prior to any ground disturbing activity. The purpose of the mitigation plan is to protect mature trees during construction.

The focal center in the roundabout shall be designed as a water or sculptural feature, as depicted by figure 7A .

#### **7.10 Street width and slope.**

All driveways will conform to standards established by the Reno Municipal Code.

**7.11 Provisions for refuse collection.**

Trash enclosures will be distributed on the site and screened with landscaping in accordance with RMC requirements.

**7.12 Building heights.**

Buildings shall be a maximum of 42', as measured by the formula provided by the Uniform Building Code.

**7.13 Minimum Lot Size**

The project may be subdivided into multiple parcels, with a minimum lot size of 10,000 s.f. Concurrent with the submittal of the first building permit or proposed subdivision (including parcel maps), the owner shall submit for approval to the Zoning Administrator a plan for the use and maintenance of parking, driveways and landscaping. Such plan shall include covenants, conditions and restrictions for each parcel to fund maintenance and operation of the property and to appropriately distribute parking usage. A reciprocal parking agreement shall be required.

**7.14 Drive Through Windows/Lanes**

One drive through with three lanes is permitted for the planned bank use with the window area being screened with an architectural porte cochere treatment. Any loudspeakers/communication system shall not be audible at residential property lines. Drive through hours of operation shall be limited to 7:00 AM to 7:00 PM.

The parking spaces to the west of the drive through lanes shall be constructed with a 45 degree angle and provided a 13' wide drive aisle. This will allow egress in accordance with RMC Section 18.0.602.

**7.15 Other Development Standards**

This project shall comply with the Professional Office standards, or other applicable City development criteria, for all other development criteria not specially addressed by this Development Standards Handbook.

**8. Phasing**

Development will take place in phases over an anticipated five year time frame. Construction of the principal building (Building "F") will most likely not occur sooner than 2-4 years. Each phase will have the required number of parking spaces, project landscaping and safe access as required by the RMC. Please see Phasing Exhibit page 22.

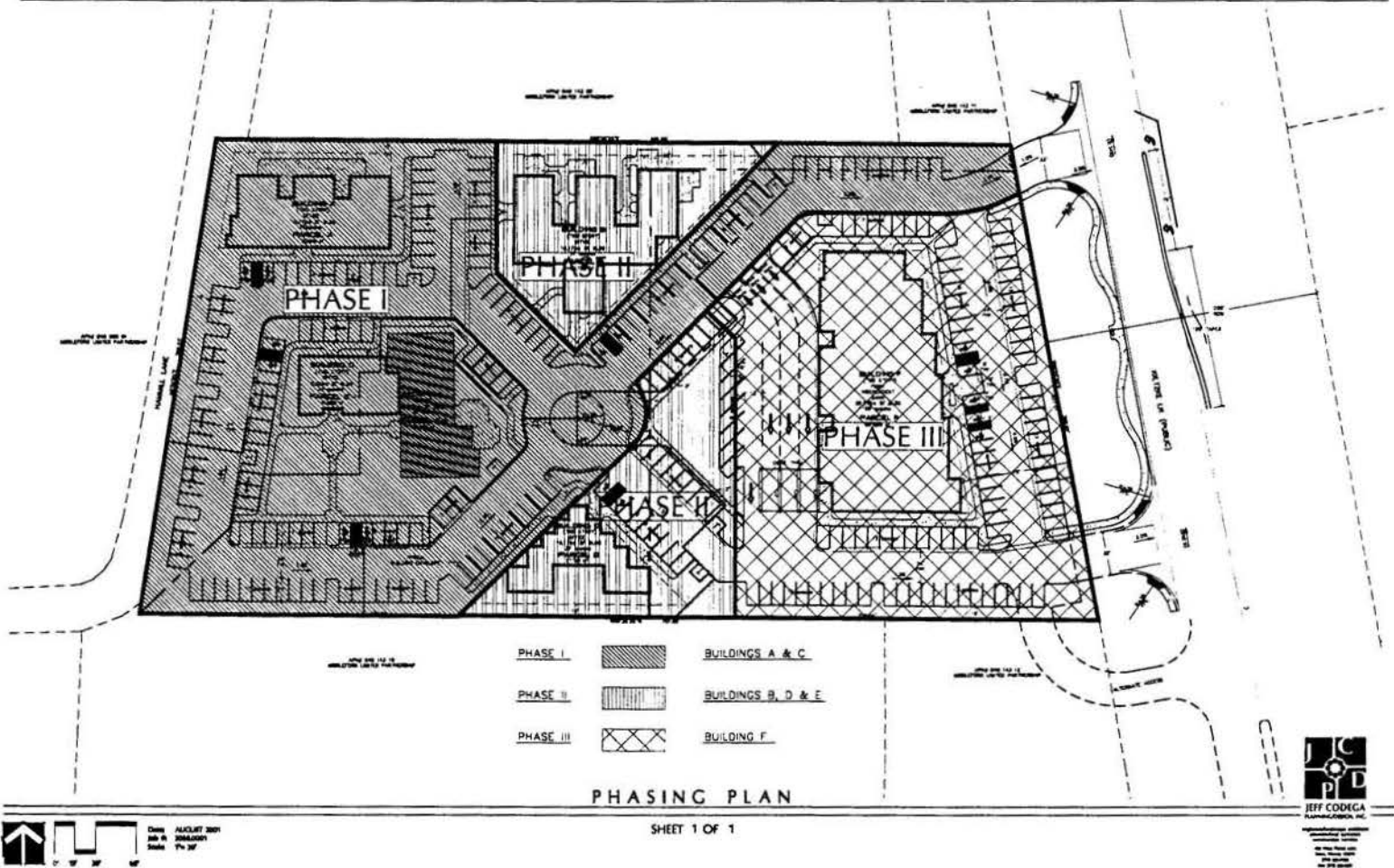
The applicant shall apply for a building permit within eighteen (18) months of the date of City Council approval and continuously maintain the validity of that permit or this approval shall be null and void.

## 9. Infrastructure

- 9.1 Prior to the issuance of any certificate of occupancy, the applicant shall construct half-street improvements to Kietzke Lane, a major arterial, adjacent to this property as directed by the City Engineer.
- 9.2 Prior to the issuance of any permit, the applicant shall have an encroachment permit from NDOT for any facility encroaching upon state right-of-way and for any drainage disposal of state right-of-way.
- 9.3 Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5 year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm.
- 9.4 Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed elevation of the finished floor as shown on the plans as in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to slab or underfloor inspection, the applicant shall submit to the Community Development Department, verification that the elevation of the finished floor as constructed is in compliance with R.M.C. Chapter 12.24 "Floor Hazard Ordinance." Prior to certificate of occupancy, the applicant shall submit to the Community Development Department, verification that flood proofing as constructed as in compliance with R.M.C. Chapter 12.24 "Floor Hazard Ordinance."
- 9.5 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.
- 9.6 Prior to the issuance of any building permit, the applicant shall have improvement drawings for all public improvements approved by the City Engineer.
- 9.7 Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for improvements as required by the City Engineer in compliance with R.M.C. 18.08.080.(c).
- 9.8 Prior to the issuance of any permit, 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".
- 9.9 Prior to the issuance of any building permit, the applicant shall submit plans for street lighting on Kietzke Lane at the site access locations and shall install that lighting prior to issuance of any certificate of occupancy.

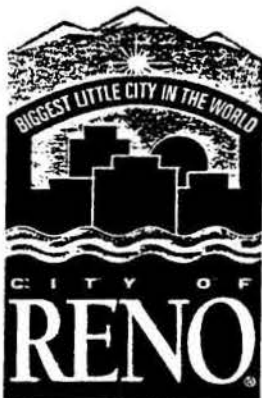


FIRST INDEPENDENT CENTER



Phasing Plan

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RECEIVED

NOV 30 2001

Donald J. Cook  
City Clerk  
(775) 334-2030  
[dcook@ci.reno.nv.us](mailto:dcook@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

November 27, 2001

FILED THIS DATE  
11, 29, 01  
BY: [Signature]  
CITY CLERK

Brett Coleman  
4773 Caughlin Parkway  
Reno, NV 89509

RE: Case No. LDC02-00049 (First Independent Bank)

Dear Applicant:

At a regular meeting held November 27, 2001, 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 zone change from PO (Professional Office) to SPD (Specific Plan District); and
- B. A special use permit to allow for (a) development of an office complex adjacent to a major arterial; and (b) non-residential development adjacent to residentially zoned property on a ±5.18 acre site located at 6473 Kietzke Lane, subject to the following conditions:

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

- A. Approval of the zoning map amendment is subject to all revisions made by the Planning Commission and City Council at the respective public hearings; and the revision of the SPD Handbook to reflect all necessary text revisions contained in the conditions of approval for Case No. LDC02-00049 (First Independent Bank Center), including the October 17, 2001 Planning Commission report. The revised SPD

Handbook shall be submitted for staff review within two (2) months of the date of City Council approval; and the final Handbook and zoning ordinance approved by City Council within four (4) months of the date of City Council approval. Failure by the applicant to conform with either time deadline shall render this approval null and void.

The following conditions shall be incorporated into the SPD Handbook in the form of graphics (if appropriate) and/or written text prior to its certification and adoption of the ordinance for First Independent Bank Center.

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 four sides of each building, including roof lines, shall be articulated in the same manner as shown on the front facade elevation plans with the application submittal. The facades of the buildings facing the Rancharrah PUD property shall have a "residential" character and be designed to respect privacy.
4. No building signage may face and be visible from the abutting residentially zoned property.
5. The parking spaces adjacent to the third drive thru lane shall be striped for a 45° or 60° entry and signed "for employee use only". Design and signage shall be to the approval of Community Development Department staff.
6. Bicycle parking shall be provided and shown on the site plan and in the Handbook.
7. The focal center in the round-about shall be designed as a water or sculpture feature, and the graphics/specifications shall be included in the Handbook prior to certification.
8. The maximum square footage of building space permitted on the site is 75,900 for all buildings in total. As phasing progresses, each building shall stand on its own with safe access, parking and landscaping. Commercial uses shall be limited to Buildings C, E, and F as shown on the site plan.

9. A reciprocal parking agreement shall be required prior to subdividing any portion of the site's property. The requirement for the agreement shall be noted in the Handbook prior to certification, and shall be submitted to staff prior to the issuance of any permits.
10. Lighting and sign graphics shall be inserted in the SPD Handbook to supplement the written standards prior to certification of the Handbook. Signs must comply with Professional Office (PO) standards.
11. The hours of operation shall be from 7:00 a.m. to 7:00 p.m. for the offices, and 7:00 a.m. to 10:00 p.m. for commercial establishments. Lighting for the uses shall be the same. Deliveries and parking lot sweeper hours shall be restricted to 7:00 a.m. to 7:00 p.m.
12. Prior to the issuance of any certificate of occupancy, the applicant shall construct half-street improvements to Kietzke Lane, a major arterial, adjacent to this property as directed by the City Engineer.
13. Prior to the issuance of any permit, the applicant shall have an encroachment permit from NDOT for any facility encroaching upon state right-of-way and for any drainage disposal on state right-of-way.
14. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5 year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm.
15. Prior to the issuance of a building permit, the applicant shall submit to the City Engineer, verification that the proposed elevation of the finished floor as shown on the plans is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to slab or underfloor inspection, the applicant shall submit to the Community Development Department, verification that the elevation of the finished floor as constructed is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance." Prior to certificate of occupancy, the applicant shall submit to the Community Development Department, verification that flood proofing as constructed is in compliance with R.M.C. Chapter 12.24 "Flood Hazard Ordinance."
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.

Brett Coleman  
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November 27, 2001  
Page 4

18. Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for improvements as required by the City Engineer in compliance with R.M.C. 18.08.080.(c).
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, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
20. Prior to the issuance of any building permit, the applicant shall submit plans for street lighting on Kietzke Lane at the site access locations, and shall install that lighting prior to issuance of any certificate of occupancy.

Sincerely,



Donald J. Cook  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Nevada Department of Transportation  
Arne Hamala, Jeff Codega Planning & Design, Inc.

RENO DEVELOPMENT APPLICATION

ACTION REQUESTED:

(Please Check)

- ABANDONMENT
- ADMINISTRATIVE VARIANCE
- ANNEXATION
- BOUNDARY LINE ADJUSTMENT
- MASTER PLAN AMENDMENT
- PARCEL MAP
- REVERSION TO ACREAGE
- SITE PLAN REVIEW
- XX SPECIAL USE PERMIT
- TENTATIVE MAP
- VARIANCE
- XX ZONING MAP AMENDMENT

<u>For Community Development Department Use Only:</u>
CASE NUMBER:
_____
_____
_____
_____
_____
Date Received _____
Time Received _____

PROJECT NAME: First Independent Bank Center  
 PROJECT DESCRIPTION: Zone Change from PO to SPD.  
 PROJECT ADDRESS: 6473 Kietzke Lane  
 PROPERTY SIZE: 5.18± acres ASSESSORS PARCEL NO(s): 040-143-14, 040-143-15  
ATTACH LEGAL DESCRIPTION OF PROPERTY

EXISTING ZONING: PO PROPOSED ZONING: SPD  
 MASTER PLAN DESIGNATION: Urban/Residential/Commercial  
 EXISTING LAND USE: Vacant/ Single Family Structure

PROPERTY OWNER(S):

NAME: Brett Colman  
 ADDRESS: 4773 Caughlin Parkway  
Reno, NV 89509  
 PHONE: 775-828-5111

PERSON TO CONTACT REGARDING THIS APPLICATION: **Arne Hamala, AICP**  
**Planning Manager**

**Jeff Codega Planning/Design, Inc.**  
 NAME: **planners • landscape architects • engineers**

APPLICANT/DEVELOPER(S):

NAME: Same as above  
 ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE: \_\_\_\_\_

(IF SAME AS OWNER OR APPLICANT, PLEASE INDICATE)

ADDRESS: 433 W. Plumb Lane  
Reno, NV 89509  
 PHONE: (775) 322-5100  
 FAX NUMBER: (775) 322-1551

ALL PRINCIPALS IN THE FIRM SHALL BE IDENTIFIED

The City of Reno will direct all mail on this project to the one person designated above.

# APPLICATION REQUIREMENTS

APPLICATIONS shall be collated and bound into separate packets of the following:

- Application Form(s)
  - Assessor's Parcel Map pages within 600 feet of subject site
  - Owner's Affidavit, Applicant Affidavit Notarized
  - N/A  If there is a mobile home park or subdivision within 600', provide all names and addresses for residents in these park(s).
  - Neighborhood Advisory Board information (see page 7)
  - Legal Description (legal description for annexations, zone changes and abandonments must be signed and stamped by a licensed engineer or land surveyor of the State of Nevada)
  - 8-1/2" x 11" Map Site Plan
  - 8-1/2" x 11" Zoning Vicinity Map (see next page)
  - 24" x 36" Colored Display Map (**1 copy only for original application**)
  - 24" x 36" Display Map, Non-Colored Display Map
  - 8-1/2" x 11" and 24" x 36" Building Elevations
  - 24" x 36" Preliminary Grading and Drainage Plan (if applicable)
- FOLD ALL 24" X 36" MAPS TO APPROXIMATELY 9" X 12"
- Calculate handicap parking spaces and regular parking spaces
  - N/A  Calculate percentage of landscaping, number of trees, and what is being provided
  - N/A  Information on signage
  - Building heights
  - N/A  Exterior lighting
  - N/A  Slope map (for hillside developments)
  - Supporting Information
  - Application Requirements Checklist
  - Check or Money Order

Original Application and Twenty copies for the following applications:

Abandonment	Annexation	Master Plan Amendment
XX Zoning Map Amendment	Tentative Map	

Original Application and Fourteen copies for the following applications unless filed with one of the above-noted requests and then twenty copies are required.

Site Plan Review	XX Special Use Permit	Variance
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- N/A Projects of regional significance, add:
- Six (6) copies of a Traffic Study
  - Fourteen (14) complete copies of the application should be delivered to Regional Planning

Tentative Maps: Parcel Maps with at least one parcel of 2.5 acres or less; Special Use Permits and Site Plan Reviews where the site is greater than one acre or where cut and fill slopes exceed 9', add:

- Preliminary Grading and Drainage Plan

Pursuant to Reno Municipal Code (18.06.400(b)), the administrator reserves the right to require additional information on any special use permit application prior to determining that it is complete.

CITY OF RENO

ZONE CHANGE APPLICATION

The owner of the property herein described requests the Planning Commission and the City Council of the City of Reno to approve the change of zoning of said property.

HAS AN AMENDMENT TO THE MASTER PLAN DETERMINATION BEEN MADE BY PLANNING STAFF? [ ] YES [X] NO AMENDMENT REQUIRED [ ]

SUMMARY OF PROPOSED PROJECT (Include type of activity, number of employees, description of structures to be built/used, hours of operation): This application requests SPD zoning, instead of the current zoning (PO). Please refer to text for a full project description.

REASON FOR REQUEST (Include any changes which have occurred in the area which would warrant granting this request): There is a need for General Office in the project area in order to conform with surrounding uses. Please refer to text for a full description.

ADJACENT LAND USE/ZONING:

NORTH: Rancharrah PUD/PUD

SOUTH: Rancharrah PUD/PUD

EAST: Nevdex Office Park /PUD

WEST: Rancharrah PUD/PUD

FUTURE USE anticipated with the zone change: General Office

IDENTIFY THE IMPACTS OF THE PROPOSED USE ON ADJACENT LAND USES AND PUBLIC FACILITIES (i.e. noise, traffic generation, hours of operation, odors, smoke, dust):  
No negative impacts are anticipated. Please refer to text.

SOURCE OF WATER: Sierra Pacific Power Company

METHOD OF SEWAGE DISPOSAL: Reno-Sparks Joint Wastewater Facility



OWNER AFFIDAVIT

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

I, BRETT COLEMAN being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize JEFF CODEGA to request development related applications on my property.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signed: Brett Coleman

Subscribed and sworn to before me this 24<sup>th</sup> day of July, 2001.

[Signature]

Notary Public in and for said County and State

My commission expires: 2-5-02



APPLICANT AFFIDAVIT

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

I, BRETT COLEMAN  
being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signed: Brett Coleman

Subscribed and sworn to before me this 24<sup>th</sup> day of July, 2001.

[Signature]

Notary Public in and for said County and State

My commission expires: 2-5-02



July 24, 2001

Laura Tuttle  
Principal Planner  
City of Reno  
P.O. Box 1900  
Reno, Nevada 89505

**RE: Central Neighborhood Advisory Board Meeting for First Independent Bank Center**

Dear Laura:

We have scheduled the First Independent Bank Center Zone Change and Special Use Permit application to be before the Ward 2 Neighborhood Advisory Board on August 6, 2001.

Please call me at 322-5100 if you have any questions.

Sincerely,

Arne Hamala, AICP  
Planning Manager

AH/cj

Enclosures

040-143-14&15

LEGAL DESCRIPTION

Those two certain parcels of land being Parcel 1 and Parcel 2 as shown on Record of Survey for Stanharrah Corporation, filed as Document #1318783 on 4-21-1989, Official Records of Washoe County, Nevada, situate in the East One-Half of Section 36, Township 19 North, Range 19 East M.D.M. Containing 5.18 acres, more or less.



Dan Asikainen, P.L.S. 3318  
Jeff Codega Planning / Design  
433 West Plumb Lane  
Reno, NV 89509

PORTION OF SECTION 36 T19N-R19E

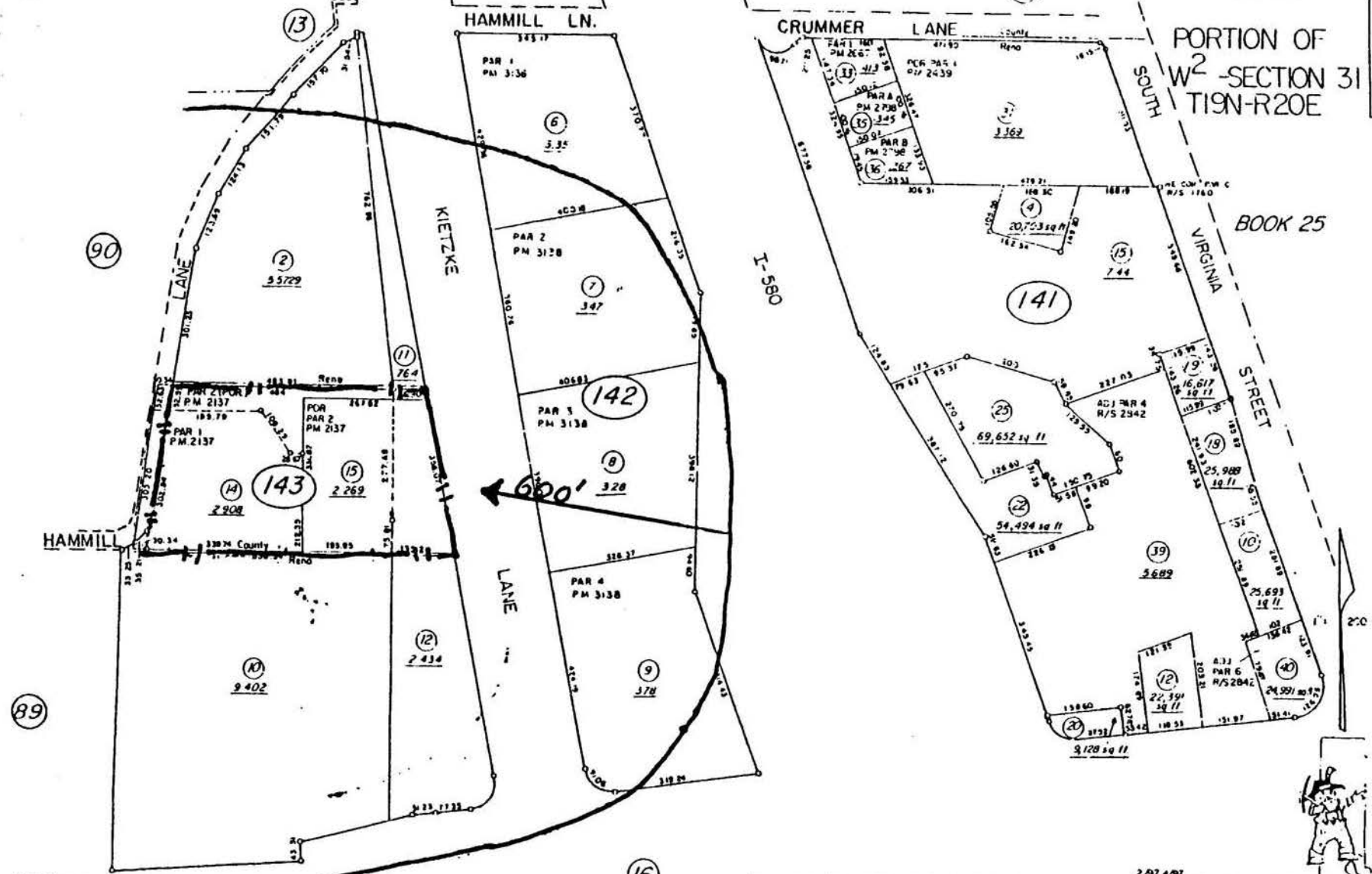
(13)

40-14

PORTION OF W<sup>2</sup> SECTION 31 T19N-R20E

BOOK 25

2588.000 FEET



NOTE This map is 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

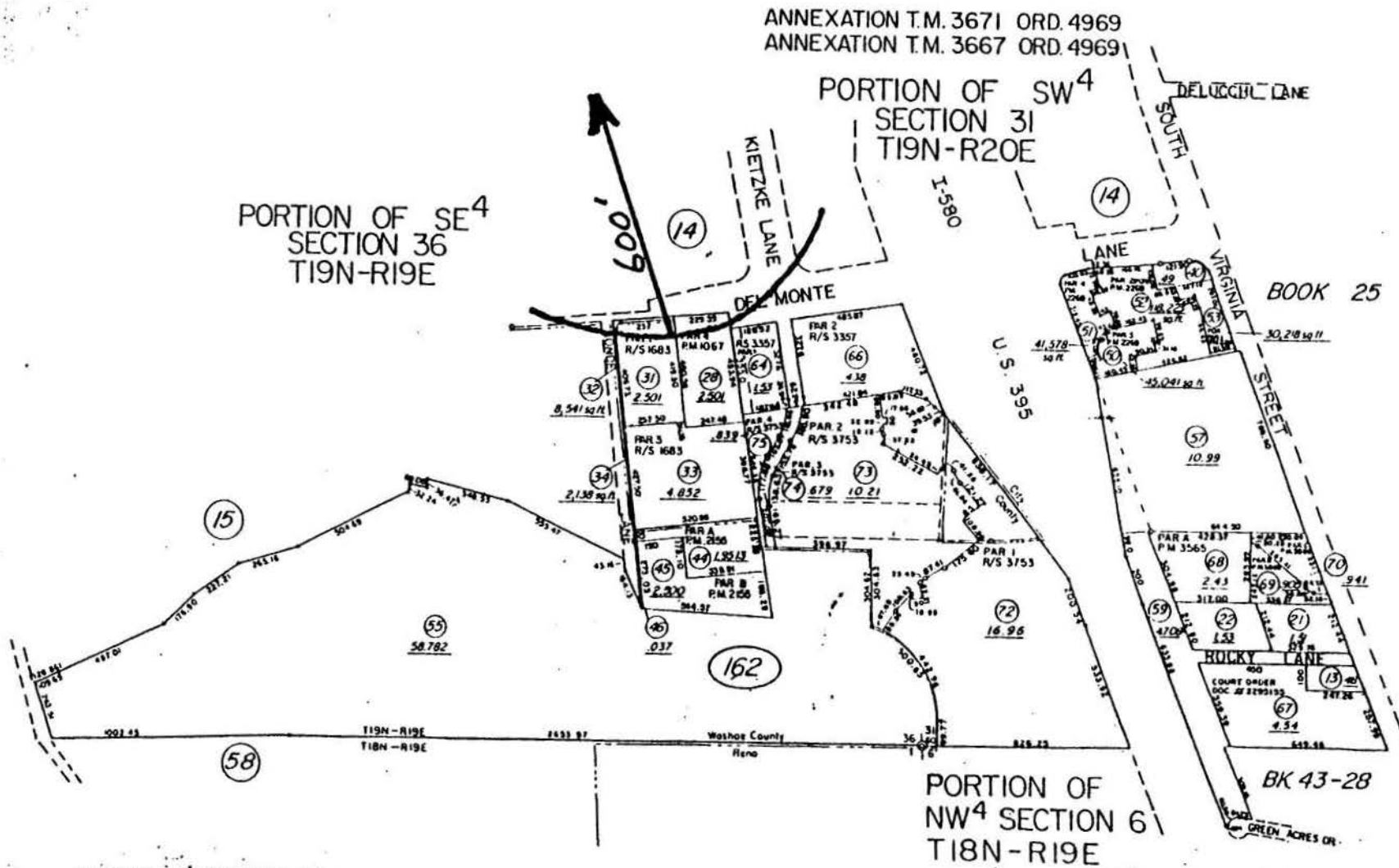
Assessor's Map County of Washoe, Nevada  
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

2/97 4/97  
 Revised 6/92 7/94 2/95 3/95 11/96 1/97  
 Drawn by B.T. 3/86  
 Revised by 4/86 7/86 3/87 5/87  
 1/87 3/88 7/88 8/85 8/89  
 3/85 10/89 1/90 7/90 8/90 1/93 9/98

ANNEXATION T.M. 3671 ORD. 4969  
ANNEXATION T.M. 3667 ORD. 4969

PORTION OF SW<sup>4</sup>  
SECTION 31  
T19N-R20E

PORTION OF SE<sup>4</sup>  
SECTION 36  
T19N-R19E

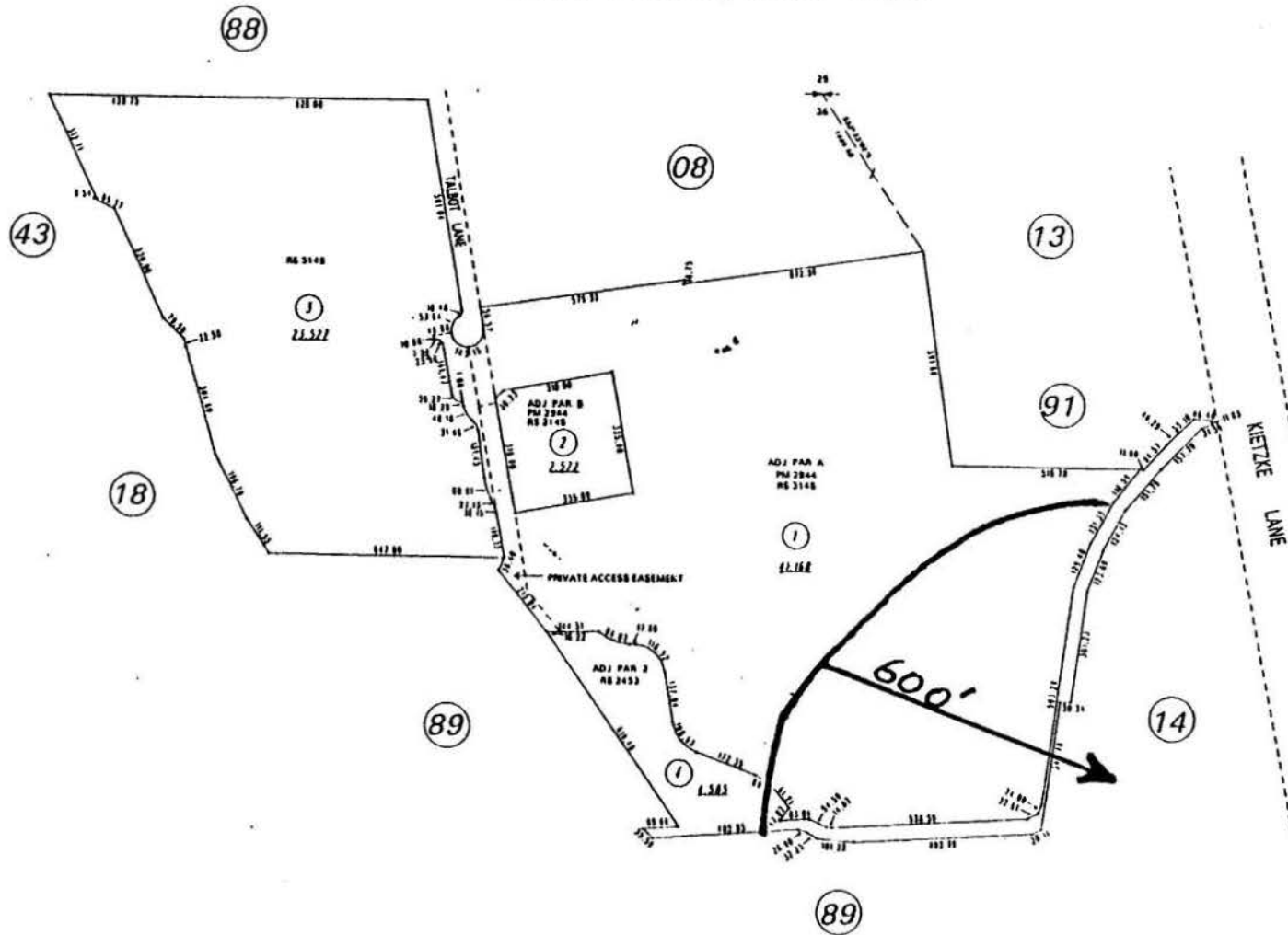


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Assessor's Map County of Washoe, Nev.  
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES  
Registered TWT 3/30/99 CFB 4/22/99 TWT 9/10/99, 5/9/00

POR. SEC. 36, T19N - R19E

40-90  
3857.000 Feet

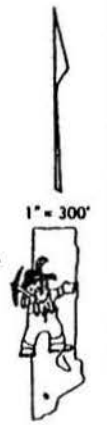


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Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 40 08  
NOTE:  
ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by SZ 1/6/97  
Revised 7/15/98 ALT



2573.000 Feet

40-89

POR. SEC. 36, T19N - R19E

90

90

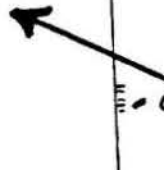
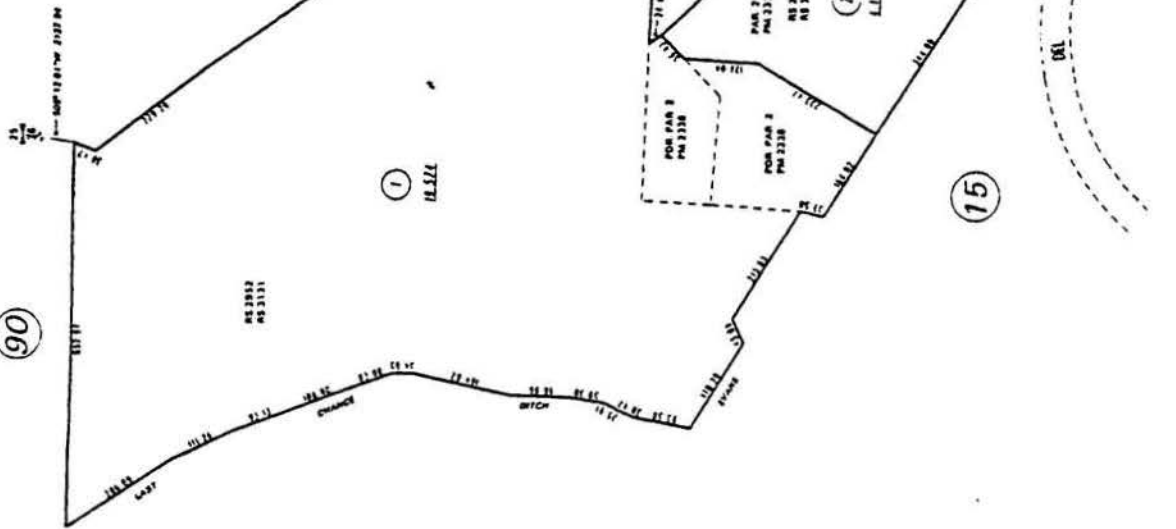
14

16

15

08

15



Drawn by G2 11/15/96  
 Revised 1/97

This area previously shown on Page 8  
 NOTE:  
 ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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