

KRATER CONSULTING GROUP

A Nevada professional corporation

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February 15, 2019

John Slaughter, Manager
Washoe County
1001 East 9th Street
PO Box 11130
Reno, NV 89520-0027

Dandini Spectrum – Request for a Bond Cap Allocation for 420 Affordable Housing Units at 60% of AMI.

Dear John:

We are in contract with Kromer Investments, Inc. for their purchase of a 21.89-acre multi-family site and a 0.544-acre day-care site. The property is located on the northeast corner of US 395 and Dandini Boulevard. The overall project will take primary access from Spectrum Boulevard and will consist of 420+/- multi-family units, potential for a day care facility for up to 135 children, a hotel with up to 116 rooms, and 4,800 sq. ft. of commercial use; likely all restaurants. Our multi-family parcel is zoned and entitled via an approved special use permit – City of Reno Case No. LDC17-00062 (Spectrum-Dandini Mixed Use Site) that expires on February 16, 2020.

Plans call for the use of tax-exempt multi-family revenue bonds, 4% low income housing tax credits, home consortium funds (HOME funds), any available GAHP (growing affordable housing program) loan funds, and other miscellaneous funds to complete the capital stack to allow the apartment project to be developed as affordable housing units at 60% of the Area Median Income. We are very excited to be involved in this project and to work with Washoe County to bring a significant number of quality and strategically located affordable units to the market. The site is well situated with convenient access to US 395, UNR, TMCC, DRI, the Bonanza Casino, and all the employment centers located in the North Valleys and along Parr Boulevard.

This letter serves as our official request for Washoe County to endorse our project and approve the transfer of 100% of the available county bonding authority for the current fiscal year to allow us to apply to the Nevada State housing Division for bond financing.

Our project will enhance the area and provide needed housing and services for the Truckee Meadows Community College (TMCC), the Dandini Research Institute (DRI), and the North Valley area. The multi-family project is planned for 15 buildings with 28 units per building with a mix of 1-bedroom, 2-bedroom, and three-bedroom apartments. The buildings will “step” down the hillside with 4 floors on the downhill side and three floors on the uphill side. This step-down configuration is fitting for the hillside location and greatly reduces grading impacts and allows the buildings to more closely follow existing contours.

The project has been designed in a manner to seamlessly flow from one use to another such that all residents, customers, employees, and visitors will be able to enjoy all aspects of the project. There will be no internal fencing and multiple pathways that include accessible routes, walking paths, fitness paths, and numerous amenity sites along the way will be open to all including employees at nearby businesses such as the SPCA and Regional Dispatch and Emergency Management Center, and Public Safety Training Center. Landscaping consistent with plants and trees found within the high desert/great basin will be used throughout that are hardy and drought tolerant and fit well with the natural surroundings and site terrain including the rock outcrop areas. Modern architecture with colors compatible and complementary to surrounding buildings will provide a harmonious fit with the site landscaping and buildings within the Dandini Regional Center. The apartment buildings create a harmonious transition between the large public safety buildings and the smaller SPCA building while maintaining consistency with the architecture and colors of the nearby TMCC and DRI. Following is a brief summary of the apartment and day care uses.

DAY CARE FACILITY

A day care facility would provide much-needed child care services for employees and students at TMCC, DRI, the public safety and regional dispatch center and all other nearby businesses and public facilities along with apartment residents and folks that live to the south and work in the north valleys area. The architecture and landscaping of the day care facility will be consistent with the multi-family project. The day care facility has been sited in a location convenient to TMCC, DRI, the dispatch facility, apartment residents and commuters with direct access off Spectrum Boulevard. Although not a 100% probability at this time as other amenities could make more sense for the affordable apartments, the daycare is fully entitled and would provide a much-needed service for this area.

MULTI-FAMILY COMPLEX

Apartments are greatly needed in the North Valleys area and will provide affordable and convenient residential options for students and employees of TMCC, DRI, nearby public facilities, the industrial buildings along Parr Boulevard, North Valleys employment centers, and the University of Nevada Reno. Substantial research was conducted to determine the proper distribution of 1, 2, and 3-bedroom apartments. In addition, recognizing the need for more affordable apartments in the north valleys area, units will be slightly smaller, and greater attention will be paid to site amenities and landscaping.

Transit services are an important component of affordable housing units and Route 17 provides access from RTC's 4th Street Station, past the University, up Valley Road to McCarran Boulevard and along US 395 past Amazon and up Lemmon Drive into the North Valley area.

Approved plans via the approved special use permit call for a mix of 1, 2, and 3-bedroom apartments with two possible scenarios as follows (to be adjusted to fit the most current market demand at time of final design):

Spectrum - Dandini

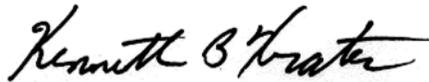
Unit Mix

	Type	# BR's	Size	# Units/Bldg	Tot. # Units	Total Area	%
OPTION 1							
	1 BR	1 BA	750	8	120	6,000	28.6%
	2 BR	2 BA	1,050	15	225	15,750	53.6%
	2 BR	2 BA	1,150	3	45	3,450	10.7%
	3 BR	2 BA	1,300	2	30	2,600	7.1%
				28	420	27,800	100.0%
	Type	# BR's	Size	# Units/Bldg	Tot. # Units	Total Area	%
OPTION 2							
	1 BR	1 BA	825	9	135	7,425	32.1%
	2 BR	2 BA	1,025	13	195	13,325	46.4%
	2 BR	2 BA	1,125	3	45	3,375	10.7%
	3 BR	2 BA	1,225	3	45	3,675	10.7%
				28	420	27,800	100.0%

Rents and utilities will be assessed based on the most current guidelines for Washoe County as established for the LIHTC program rules such that the maximum gross rent may not exceed 30 percent of the applicable qualifying income limit.

We are very excited about this project and its potential to bring approximately 420 much needed affordable housing units onto the market. We hope the county endorses our project and approves the transfer of 100% of the available county bonding authority for the current fiscal year to allow us to apply to the Nevada State housing Division for bond financing. Please do not hesitate to contact me with any questions or if you need additional information.

Sincerely,

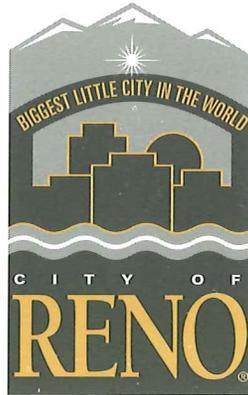


Kenneth Krater, P.E.

cc: Kate Thomas
Eric Young
Floyd Rowley
Tom Fennell
Steve Aichroth

Attachments: SUP Approval Letters:
Approved Plans.

Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



January 14, 2019

Krater Consulting Group
901 Dartmouth Drive
Reno, NV 89509

Re: LDC17-00062 (Spectrum – Dandini Mixed Use Site)

Dear Mr. Krater,

This letter is to confirm that a one year time extension on the above referenced case has been approved in accordance with RMC 18.06.405(i) subject to the conditions contained in the original project approval letter dated August 16, 2017. Based upon this approval, the expiration date for this project has been extended to February 16, 2020.

You must attach a copy of this letter to your application for a building permit.

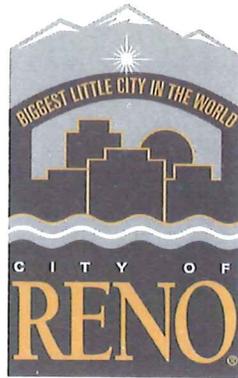
Should you have any questions regarding this matter, please feel free to contact our office.

Sincerely,


Claudia C. Hanson, AICP, Planning Manager
Community Development Department

LDC17-00062 (Spectrum - Dandini Mixed Use Site) Time Extension 011419.docx

Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381



August 21, 2017

REVISED LETTER

Corman Leigh Housing, LP
32823 Temecula Pkwy
Temecula, CA 92592

Subject: LDC17-00062 (Spectrum-Dandini Mixed Use Site)
APN No. 035-681-01 and -02

Dear Applicant:

At the regular meeting of the Planning Commission on August 16, 2017, the Planning Commission, as set forth in the official record, approved your request for a special use permit for: 1) hillside development; 2) grading that results in cuts deeper than 20 feet in depth and fills greater than ten feet in height; 3) grading disturbance of a major drainageway; 4) an accessory drive-thru facility; and 5) operations between 11:00 p.m. and 6:00 a.m. associated with a proposed mixed-use development containing multifamily residential, hotel, and restaurant uses. The ±25.66 acre site is comprised of two parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard in the Mixed Use/Dandini Regional Center (MU/DRC) zone. The site has a Master Plan land use designation of Special Planning Area/Dandini Regional Center Plan.

Your approved request is subject to the following conditions to the satisfaction of Community Development Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted shall prevail.
2. The applicant shall apply for building permits for the first phase of the project within 18 months of the date of final approval and shall apply for building permit for successive phases within 12 months of the previous phase. All building permits shall be applied for within 42 months from the date of final approval
3. The applicant, developer, builder, property, or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
4. Hours of construction shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no construction on

Sundays.

5. Prior to the issuance of a building permit for any multifamily unit, the applicant shall have plans approved showing a list, verified by an acoustical engineer, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45dBA.
6. Prior to the issuance of a building permit for the restaurant with a drive-through, the applicant shall have plans approved showing the installation of an architecturally integrated overhang with solid wall extending from the finished grade to the roof of the overhang to separate the drive-through from the residential property to the north. The feature shall be installed with the construction of the building and prior to the issuance of a certificate of occupancy for the restaurant building.
7. Prior to the issuance of a building permit for the hotel, child care facility, restaurant, or community clubhouse, the applicant shall demonstrate that the architecture is consistent with the architecture of the multifamily buildings in Exhibit C with respect to materials and colors, roof pitches, and/or fenestration.
8. Prior to the issuance of any building permit for site improvements, the applicant shall demonstrate that direct pedestrian connectivity is provided from the sidewalk along Spectrum Boulevard to the child care facility and restaurants. The sidewalk shall be installed prior to the certificate of occupancy for the structure to which it connects.
9. Prior to the issuance of a business license or a building permit for the child care facility, the applicant shall demonstrate that there will be a maximum of 135 pupils at the establishment unless additional parking is provided to the satisfaction of the Administrator.
10. Prior to the issuance of a building permit for site improvements, the applicant shall provide a reciprocal access and parking agreement for the entire site. Provisions shall exist within the agreement to allow for the multifamily component to reserve exclusive use of a maximum of 420 parking spaces. The agreement shall be recorded and shall be in existence for the life of the project.
11. Prior to the issuance of any building permit, a boundary line adjustment for the property line separating the northern portion of the site from the southern portion of the site must be approved and recorded. The new property line shall be situated such that it falls outside of the major drainageway area (15 feet from the edge of the 100 year flood elevation) and is a minimum of 10 feet from the edge of the parking spaces along the north side of the subject site.
12. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating the location of bicycle parking. Bicycle parking spaces shall be provided in the following amounts for each use:
 - Hotel: 2 spaces near hotel entrance;

- Multifamily: 50 spaces spread throughout the site near site amenities;
- Restaurant: 3 spaces near the entrance

All bicycle parking shall be sheltered and adequately lit to a minimum of 1 footcandle. All bicycle parking shall be installed prior to the issuance of a certificate of occupancy for each respective building for which the parking is provided.

13. Should the project be phased, final landscaping plans shall be approved complying with the code required minimums, as amended, for each phase, prior to the issuance of each building permit. Landscaping around the project boundary (adjacent to US 395 and the Regional Public Safety Training Facility) shall be designed and installed prior to issuance of a certificate of occupancy for the first phase.
14. Prior to the issuance of a building permit for any site improvements, the applicant shall have landscape plans approved showing clusters of evergreen trees spaced an average of 30 feet on center placed along the west property line adjacent to the US 395 right-of-way. Trees shall be installed prior to the certificate of occupancy of the first building.
15. Prior to the issuance of a building permit for site improvements, landscape plans shall be approved showing the species of street trees are chosen from the Major Tree category in the Reno Municipal Code, as amended. All required street trees shall be installed prior to the issuance of a certificate of occupancy for the first building within each phase.
16. Prior to the issuance of any sign permit, the applicant shall have plans approved demonstrating the height of any freestanding sign is limited to 15 feet. The freestanding sign shall be designed as a monument sign and shall match the architecture of the buildings.
17. Prior to the issuance of a building permit for site improvements, the applicant shall have a photometric plan approved demonstrating compliance with the minimum parking lot lighting required by the Reno Municipal Code, as amended, while also utilizing state of the art dark skies lighting techniques such as fixture screening, light spill containment, and directing lighting downward.
18. Prior to the issuance of any permit containing fences on the site, the applicant shall have plans approved showing an open view, decorative metal fence will be installed along the north and west sides of the property. A detail shall be provided showing the exact dimensions and design of the fence. No chainlink fence shall be permitted.
19. Prior to the issuance of any grading permit, the applicant shall have plans approved that demonstrate the color of the riprap will match the surrounding natural landscape and will be treated with Permeon or similar product. The riprap shall also be backfilled with soil and revegetated.

20. Prior to the issuance of any grading permit, the applicant shall demonstrate that trees can be planted on all slopes consistent with the preliminary landscape plan and all conditions of this approval. If slopes are too steep to accommodate trees, tree wells shall be provided to comply with all conditions and code requirements related to landscaping.
21. Prior to issuance of a grading permit, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. All created slopes exceeding 30 feet in height shall provide horizontal and vertical changes to vary the flat-engineered look to these slopes by incorporating a mixture of 2:1, 3:1, and 4:1 slope. Talus slopes, embedded boulders, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consistent with the adjacent undisturbed slopes. A note shall be added to each grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE GRADING AND PRIOR TO APPLICATION OF REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND THE CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE TREATEMENTS (PER CONDITION NO. 21 OF LDC17-00062 – SPECTRUM-DANDINI MIXED USE SITE).

22. Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating the walls will be contoured to match the surrounding topography and provide visual interest. All walls exceeding ten feet in height shall be broken up into two walls with a minimum of a five foot landscaped bench. The landscape bench shall contain large trees planted at a minimum of one tree per 20 lineal feet and large shrubs planted at a minimum of six shrubs per tree.
23. Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating all retaining walls will be rockery walls or will match the architecture of the building with the use of stone or other decorative material. No standard concrete masonry unit (CMU) block wall shall be permitted. All rockery walls shall be treated with Permeon or similar product to ensure the color is blended with the surrounding natural environment.
24. Prior to the approval of a building permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared ensuring consistent monitoring, prevention, and removal by the property manager. This plan shall be implemented and be enforceable throughout the life of the project.

25. Prior to the issuance of a permit for site improvements, the applicant shall have plans approved demonstrating that an automated security gate and access turn-around will be installed at the main entrance to the Regional Public Safety Training Center. The plans shall also demonstrate a security fence with thorny bushes located between the subject site and the perimeter boundary of the training center will be installed. The final design of the security features shall be approved by management staff of the Regional Public Safety Training Center and the City of Reno Police Chief or designee. All required security improvements shall be installed prior to the certificate of occupancy of the first building.
26. Prior to the issuance of the first building permit for residential units, the applicant shall have language approved regarding the adjacency of the Regional Public Safety Training Center (RPSTC) and the Society for the Prevention of Cruelty to Animals (SPCA) facility for disclosure statements to all prospective tenants that will be included in their lease package. Said disclosure shall explain the proximity of the RPSTC and SPCA facilities and the activities occurring at each facility. For the RPSTC, the language shall state that the Fire Departments and Police Departments from the region RPSTC to conduct fire simulation, car chase trainings, and other real world scenarios to assist in training. This activity could result in noise from gun shots, sirens, barking dogs, loud explosions, and the smell of smoke. For the SPCA facility, the language shall state that animals on-site could result in noise such as barking dogs. The final language shall be approved by the management staff of the RPSTC, the City of Reno Police Chief or designee, and the **Administrator**.
27. Prior to the approval of any permit, the applicant shall have a Sanitary Sewer Report and plans for all required public sanitary sewer improvements approved. The applicant shall demonstrate that sanitary sewer flows within the downstream sewer infrastructure do not exceed the City's Design Manual policy with the addition of the proposed project. All required on-site and off-site sanitary sewer improvements necessary to serve the project shall be complete and functional prior to the issuance of any certificate of occupancy. All onsite Sanitary Sewer improvement shall be privately owned and maintained.
28. Prior to the issuance of a permit, the applicant shall ensure that all necessary easements are provided for the utilities on the site.
29. Prior to the issuance of any site improvement permit, the applicant shall have plans for all public improvements approved and shall obtain associated encroachment and excavation permits.
30. Prior to the approval of any permit, the applicant shall have a final Hydrology Report approved addressing on-site and off-site storm water flows, detention, and facility capacities for the pre-development and post-development site conditions, as well as provisions for post construction storm water quality management. Additionally, the applicant shall demonstrate the proposed storm water collection and discharge facilities including infrastructure, access, and easements are consistent with pre-

development conditions as specified in the Public Works Design Manual. On-site storm water management facilities and appurtenances shall be privately owned and maintained.

31. Prior to any permit approval, a Final Geotechnical Report shall be provided.
32. Prior to the issuance of each permit submitted before intersection improvements at the Parr Boulevard/US 395 ramps are constructed, the applicant shall provide a traffic study update for each project phase for review and approval by the City of Reno and Regional Transportation Commission (RTC). The traffic report update shall adequately address all project impacts to the adjacent roadway network, proposed project intersections, and the Parr Boulevard/US 395 Ramp Intersections. All recommended roadway, pedestrian and/or intersection improvements identified by the traffic study update shall be completed and accepted prior to any certificate of occupancy. If required improvements are identified in the RTC capital improvements plan, the applicant may enter into an offset agreement and the improvements may receive Regional Road Impact Fee (RRIF) credit.
33. Prior to the issuance of a permit for site improvements, the applicant shall demonstrate that all sidewalks located adjacent to Spectrum Boulevard or Dandini Boulevard are located within the public right-of-way and/or within a public use easement.
34. Prior to the issuance of any permits for the installation of the traffic signals at the northbound and southbound onramps at the Dandini Boulevard/US 395 interchange, the applicant shall have plans approved showing a crosswalk across the onramp to help provide safe pedestrian connectivity along Dandini Boulevard/Parr Boulevard from the subject site to the western side of the freeway.
35. Prior to the issuance of permits for public improvements, the applicant shall ensure that bicycle lanes will be added to Spectrum Boulevard. Said bicycle lanes shall be installed prior to the issuance of the first certificate of occupancy.
36. Prior to the approval of building permits for site improvements, the applicant shall provide a copy of a disclosure to be provided to each potential tenant with their lease notifying them that students in this project may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students.
37. Prior to the approval of the first permit, the applicant shall complete the signal warrant analysis for the US 395/Parr Boulevard ramps. If the signal warrants are met, the applicant shall construct and make the signal improvements fully operational prior to the issuance of the first certificate of occupancy.
38. Prior to the issuance of any certificate of occupancy, the applicant shall demonstrate safe connectivity to public transit.

The decision of the Planning Commission may be appealed within ten calendar days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,

for 
Claudia C. Hanson, AICP, Planning Manager
Community Development Department

LDC17-00062 (Spectrum-Dandini Mixed Use Site) - JDB - rev 082117.doc

xc: Dandini Group, LLC
c/o Jim Pfrommer
645 Sierra Rose Drive, Ste 101
Reno, NV 89509

Kenneth Krater
901 Dartmouth Drive
Reno, NV 89509

Ashley Turney, City Clerk
Janelle K. Thomas, P.E., Acting Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor



4-STORY (REAR) ELEVATION | LEFT PERSPECTIVE VIEW



4-STORY (REAR) ELEVATION | RIGHT PERSPECTIVE VIEW



3-STORY (FRONT) ELEVATION | LEFT PERSPECTIVE VIEW



3-STORY (FRONT) ELEVATION | RIGHT PERSPECTIVE VIEW

CONCEPTUAL BUILDING PERSPECTIVES



SPECTRUM
CIVIL & ARCHITECTURE
ARCHITECTS INC. 10000 N. CENTRAL EXPRESSWAY, SUITE 1000, DENVER, CO 80231





SPECTRUM
 CIVIL ENGINEERS, ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

CONCEPTUAL BUILDING ELEVATIONS



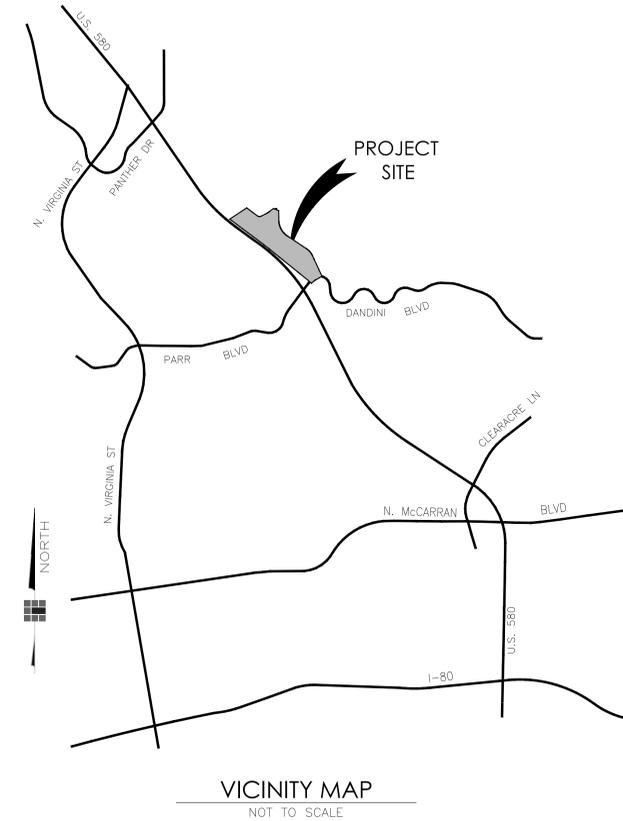
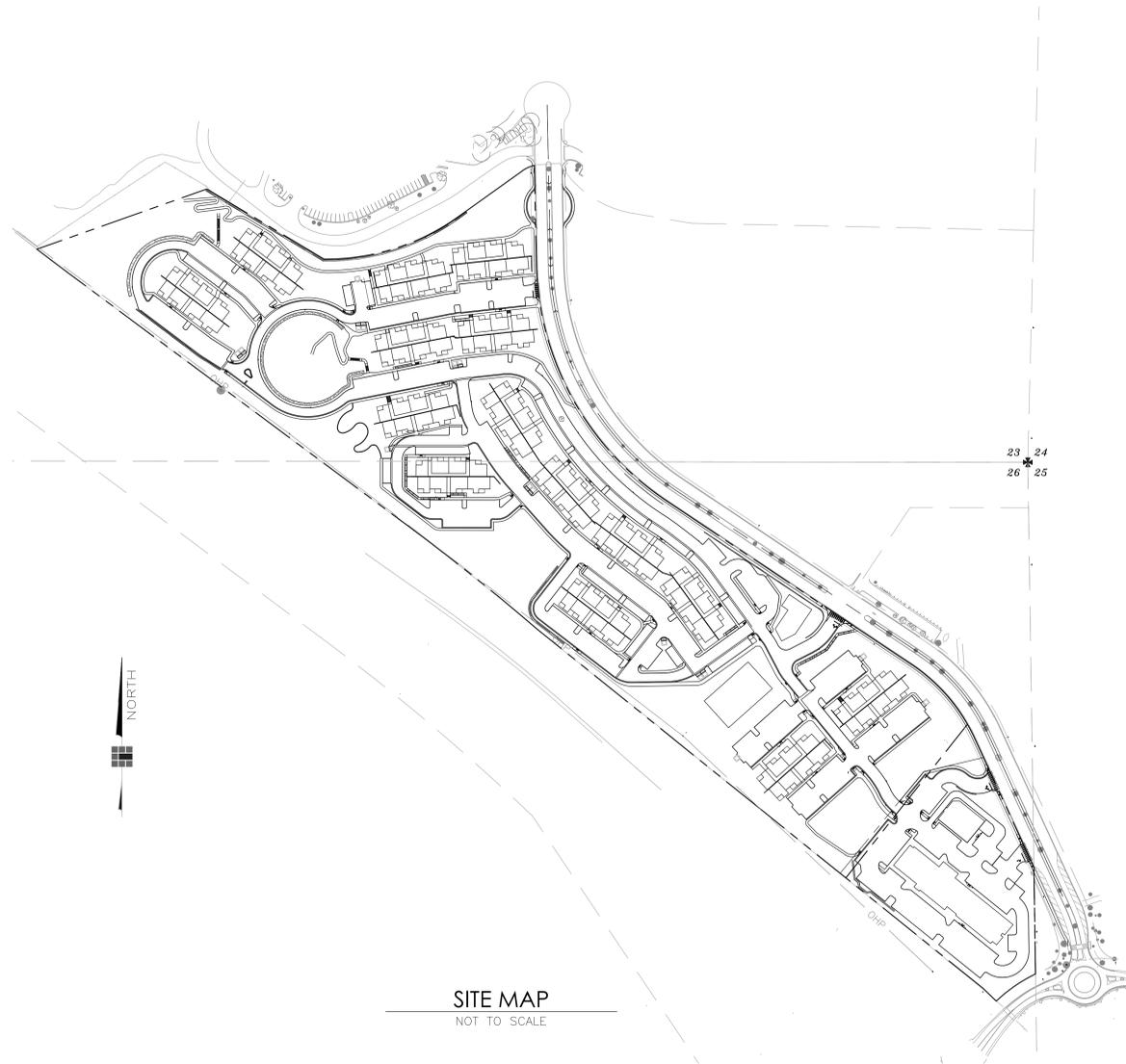
Attachment: Exhibit C - Elevations (8164 : LDC17-00062 (Spectrum - Dandini Mixed Use Site))



SPECTRUM
 City of Reno, Nevada
 CONCEPTUAL BUILDING ELEVATIONS
 JDA 3

Attachment: Exhibit C - Elevations (8164 : LDC17-00062 (Spectrum - Dandini Mixed Use Site))

SPECIAL USE PERMIT FOR
SPECTRUM-DANDINI MIXED USE
 CORMAN LEIGH HOUSING, LP
 RENO, NEVADA
 SECTIONS 23 AND 26 TOWNSHIP 20 N RANGE 19 E
 MAY 2017



SHEET INDEX

SHT No.	DRAWING DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY OVERALL SITE PLAN
3	PRELIMINARY SITE PLAN - WEST
4	PRELIMINARY SITE PLAN - EAST
5	PRELIMINARY GRADING PLAN - WEST
6	PRELIMINARY GRADING PLAN - EAST
7	PRELIMINARY UTILITY PLAN - WEST
8	PRELIMINARY UTILITY PLAN - EAST
9	PRELIMINARY CROSS SECTIONS
10	PRELIMINARY CROSS SECTIONS

BASIS OF ELEVATIONS

THE BASIS OF ELEVATION FOR THIS SURVEY IS CITY OF RENO BENCHMARK 1429, ELEVATION 4313.21

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT OF RECORD OF SURVEY MAP NO. 4734, FILE NO. 2400005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. COORDINATES SHOWN ARE GROUND COORDINATES BASED ON NEVADA STATE PLANE COORDINATE SYSTEM NAD83/94 AND A COMBINED FACTOR OF 1.000197939.

SITE INFORMATION

ASSESSOR PARCEL NUMBERS 035-081-01 AND 035-081-02. TOTAL PROJECT AREA = 25.66 ACRES

DEVELOPER/APPLICANT
 CORMAN LEIGH HOUSING, LP
 32823 TEMECULA PARKWAY STE 100
 TEMECULA, CA 92592
 DAN LEIGH
 (951) 296-5070

PROPERTY OWNER
 DANDINI GROUP, LLC
 645 SIERRA ROSE 101
 RENO, NV 89709

CIVIL ENGINEER
 CHRISTY CORPORATION
 1000 KILEY PARKWAY
 SPARKS, NV 89436
 DOUGLAS BUCK, P.E.
 (775) 502-8552

PLANNER
 KKRATER CONSULTING
 226 CALIFORNIA AVENUE
 RENO, NV 89509
 (775) 815-9561

ARCHITECT
 JDA ARCHITECTES
 5905 GRANITE LAKE DRIVE, STE 140
 GRANITE BAY, CA 95746
 (916) 483-3700

LANDSCAPE ARCHITECT
 CALLANDER ASSOCIATES
 12150 TRIBUTARY POINT DR, STE 140
 GOLD RIVER, CA 95670
 (916) 985-4366

TITLE SHEET

SHEET 1 OF 10



SPECIAL USE PERMIT FOR SPECTRUM-DANDINI MIXED USE CORMAN LEIGH HOUSING, LP

SITE INFORMATION

MULTIFAMILY
ASSESSOR'S PARCEL NUMBER 035-681-01
AREA (CURRENT)= 22.49 AC
AREA (PROPOSED)= 22.51 AC

COMMERCIAL
ASSESSOR'S PARCEL NUMBER 035-681-02
AREA (CURRENT)= 3.17 AC
AREA (PROPOSED)= 3.15 AC

TOTAL COMBINED AREA=25.66 ACRES

DENSITY & FLOOR AREA RATIO (FAR) CALCULATIONS

MULTIFAMILY
15 BUILDINGS @ 35,680± SF EACH (28 DU/BUILDING)
535,200± SF TOTAL FLOOR AREA
420 TOTAL UNITS = 18.6 DU/ACRE

COMMERCIAL
HOTEL @ 75,600± SF
DRIVE THRU @ 4,800 SF
84,400± SF TOTAL FLOOR AREA
FAR= 0.56

MULTIFAMILY PLUS CLUBHOUSE AND DAYCARE
CLUBHOUSE AND AMENITIES @ 10,600 SF
DAYCARE @ 4,200 SF
FAR= 0.56

PARKING CALCULATIONS:

RESIDENTIAL:
NUMBER OF BUILDINGS: 15
UNITS PER BUILDING: 28
NUMBER OF UNITS: 420

NUMBER OF PARKING SPACES: 536 (5 ADA + 12 VAN ACCESSIBLE)
PARKING SPACES PER UNIT: 1.3

RESIDENTIAL (DAYCARE):
NUMBER OF BUILDINGS: 1
NUMBER OF PARKING SPACES: 15 (1 VAN ACCESSIBLE)

COMMERCIAL (SEE DETAILED RESTAURANT CALCULATIONS BELOW):
NUMBER OF PARKING SPACES: 135 (5 ADA)
REQUIRED STANDARD ADA: 5 (101 TO 150)

COMBINED RESIDENTIAL AND COMMERCIAL:
NUMBER OF PARKING SPACES: 686 (5 ADA + 18 VAN ACCESSIBLE)

SITE NOTES:

- 1 10' P.U.E. PER P.M. 3598
- 2 ELECTRICAL TRANSMISSION AND COMMUNICATION FACILITIES EASEMENT PER DOC. 2229981 (VARIABLE WIDTH)
- 3 SS AND SD EASEMENT PER DOC. 2703617
- 4 SD EASEMENT PER DOC. 2703618
- 5 10' P.U.E. PER T.M. 3979
- 6 SD EASEMENT PER DOC. 2703619
- 7 SS EASEMENT PER DOC. 2703613
- 8 SS EASEMENT PER DOC. 2703612
- 9 SS AND SD EASEMENT PER DOC. 2703614
- 10 SS AND SD EASEMENT PER DOC. 2703615

OWNERSHIP OF FACILITIES:

ALL WATER IS PROPOSED PUBLIC. ON-SITE FIRE HYDRANTS SHALL BE PRIVATE, MAINTAINED BY TMAA. SANITARY SEWER AND STORM DRAIN FACILITIES ARE PROPOSED TO BE PRIVATE UNLESS OTHERWISE SHOWN ON PLANS. ALL ON-SITE CURB, GUTTER, SIDEWALK, DRIVEWAYS, AND PARKING AREAS SHALL BE PRIVATELY OWNED AND MAINTAINED WITH THE EXCEPTION OF THE SIDEWALK AND CURB AND GUTTER ALONG SPECTRUM BOULEVARD WHICH IS TO BE PUBLIC.

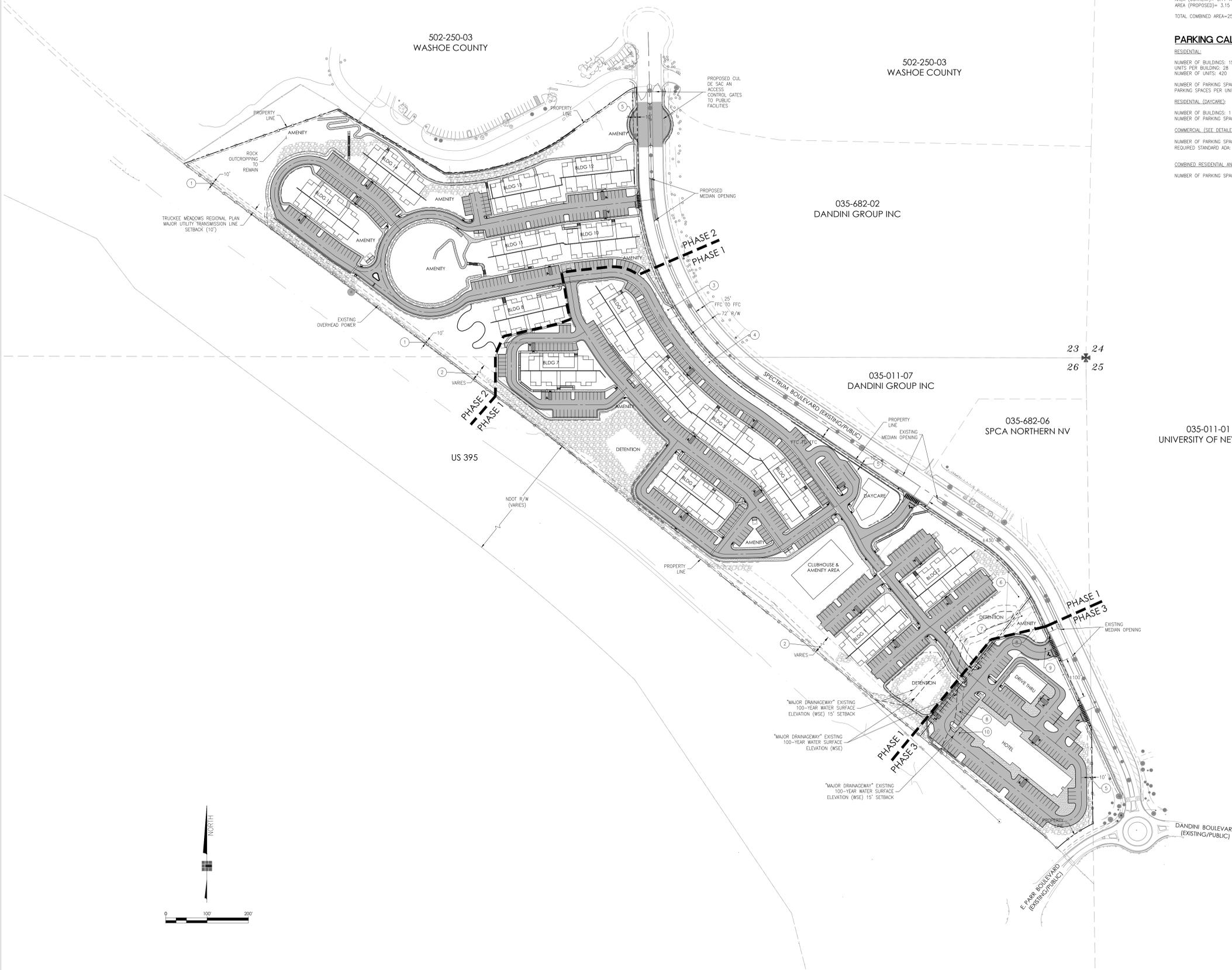
Spectrum Commercial - Parking Summary			
Worst Case Condition			
Use	Area	Rate	Stalls
Restaurant with Drive Thru ¹	1,500	9.98	15.0
High Turnover (Sitdown) Restaurant ²	3,300	10.6	35.0
Quality Restaurant	0	10.6	0.0
Hotel ³	120	0.86	79.2
Total Restaurant	4,800		129.2

Time Period	Hotel	Restaurant	Total
6:00 AM - 12:00 PM	1	79.2	80.2
12:00 PM - 1:00 PM	0.3	23.8	24.1
1:00 PM - 4:00 PM	0.46	35.6	36.1
4:00 PM - 6:00 PM	0.7	55.4	56.1
6:00 PM - 8:00 PM	1	79.2	80.2
8:00 PM - 12:00 AM	1	79.2	80.2

No. Spaces Required = 129
No. Spaces Available = 135

NOTES:

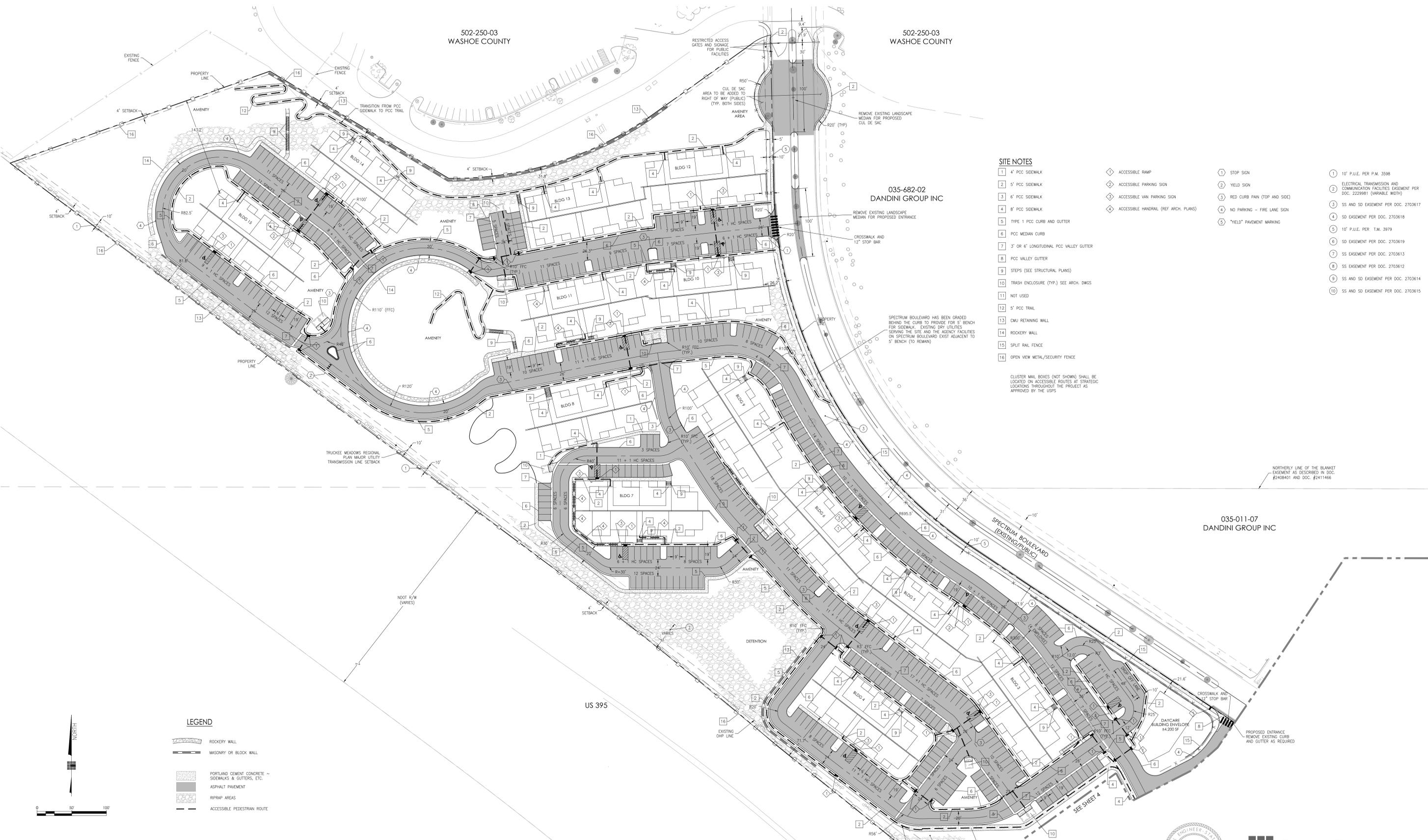
1. For Fast Food, ITE Land Use Code #34 - Fast Food Use w/ Drive Thru was Used from the ITE Parking Generation Manual, 4th Edition.
 - Saturday Rate = 8.70 vehicles per 1,000 sq. ft. GLA
 - Weekday Rate = 9.98 vehicles per 1,000 sq. ft. GLA
2. For High volume Restaurant, ITE Land Use Code #32 - High Turnover (Sitdown) Restaurant was Used from the ITE Parking Generation Manual, 4th Edition.
 - Saturday Rate = 13.50 vehicles per 1,000 sq. ft. GLA
 - Weekday Rate = 10.60 vehicles per 1,000 sq. ft. GLA
3. For Hotel Use, ITE Land Use Code #12 - Business Hotel was Used from the ITE Parking Generation Manual, 4th Edition. (120 rooms max but 100 - 110 room are likely)
 - Saturday Rate = 0.86 vehicles per occupied room
 - Weekday Rate = 0.86 vehicles per occupied room



PRELIMINARY OVERALL SITE PLAN SHEET 2 OF 10



SPECIAL USE PERMIT FOR SPECTRUM-DANDINI MIXED USE CORMAN LEIGH HOUSING, LP



SITE NOTES

- | | | | |
|---|---|---------------------------------|---|
| 1 4" PCC SIDEWALK | ◇ ACCESSIBLE RAMP | ① STOP SIGN | ⑩ 10' P.U.E. PER P.M. 3598 |
| 2 5" PCC SIDEWALK | ◇ ACCESSIBLE PARKING SIGN | ② YIELD SIGN | ⑪ ELECTRICAL TRANSMISSION AND COMMUNICATION FACILITIES EASEMENT PER DOC. 2229981 (VARIABLE WIDTH) |
| 3 6" PCC SIDEWALK | ◇ ACCESSIBLE VAN PARKING SIGN | ③ RED CURB PAINT (TOP AND SIDE) | ⑫ SS AND SD EASEMENT PER DOC. 2703617 |
| 4 8" PCC SIDEWALK | ◇ ACCESSIBLE HANDRAIL (REF ARCH. PLANS) | ④ NO PARKING - FIRE LANE SIGN | ⑬ SD EASEMENT PER DOC. 2703618 |
| 5 TYPE 1 PCC CURB AND GUTTER | | ⑤ "YIELD" PAVEMENT MARKING | ⑭ 10' P.U.E. PER T.M. 3979 |
| 6 PCC MEDIAN CURB | | | ⑮ SD EASEMENT PER DOC. 2703619 |
| 7 3" OR 6" LONGITUDINAL PCC VALLEY GUTTER | | | ⑯ SD EASEMENT PER DOC. 2703613 |
| 8 PCC VALLEY GUTTER | | | ⑰ SS EASEMENT PER DOC. 2703612 |
| 9 STEPS (SEE STRUCTURAL PLANS) | | | ⑱ SS AND SD EASEMENT PER DOC. 2703614 |
| 10 TRASH ENCLOSURE (TYP.) SEE ARCH. DWGS | | | ⑲ SS AND SD EASEMENT PER DOC. 2703615 |
| 11 NOT USED | | | |
| 12 5" PCC TRAIL | | | |
| 13 CMU RETAINING WALL | | | |
| 14 ROCKERY WALL | | | |
| 15 SPLIT RAIL FENCE | | | |
| 16 OPEN VIEW METAL/SECURITY FENCE | | | |

CLUSTER MAIL BOXES (NOT SHOWN) SHALL BE LOCATED ON ACCESSIBLE ROUTES AT STRATEGIC LOCATIONS THROUGHOUT THE PROJECT AS APPROVED BY THE USPS

NORTHERLY LINE OF THE BLANKET EASEMENT AS DESCRIBED IN DOC. #2408401 AND DOC. #2411466

LEGEND

- ROCKERY WALL
- MASONRY OR BLOCK WALL
- PORTLAND CEMENT CONCRETE - SIDEWALKS & GUTTERS, ETC.
- ASPHALT PAVEMENT
- RIPRAP AREAS
- ACCESSIBLE PEDESTRIAN ROUTE

NOTES:
 1. ALL STREETS ARE PROPOSED PUBLIC
 2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.

PRELIMINARY SITE PLAN - WEST

SHEET 3 OF 10



CHRISTY CORPORATION
 1000 Kiley Parkway | Sparks, Nevada 89436
 775.502.8552 | christynv.com

SPECIAL USE PERMIT FOR SPECTRUM-DANDINI MIXED USE CORMAN LEIGH HOUSING, LP

SITE NOTES

- | | | | |
|---|---|--------------------------------|---|
| 1 4" PCC SIDEWALK | ◇ ACCESSIBLE RAMP | ① STOP SIGN | ① 10' P.U.E. PER P.M. 3598 |
| 2 5" PCC SIDEWALK | ◇ ACCESSIBLE PARKING SIGN | ② YIELD SIGN | ② ELECTRICAL TRANSMISSION AND COMMUNICATION FACILITIES EASEMENT PER DOC. 2229981 (VARIABLE WIDTH) |
| 3 6" PCC SIDEWALK | ◇ ACCESSIBLE VAN PARKING SIGN | ③ RED CURB PAIN (TOP AND SIDE) | ③ SS AND SD EASEMENT PER DOC. 2703617 |
| 4 8" PCC SIDEWALK | ◇ ACCESSIBLE HANDRAIL (REF ARCH. PLANS) | ④ NO PARKING - FIRE LANE SIGN | ④ SD EASEMENT PER DOC. 2703618 |
| 5 TYPE 1 PCC CURB AND GUTTER | | | ⑤ 10' P.U.E. PER T.M. 3979 |
| 6 PCC MEDIAN CURB | | | ⑥ SD EASEMENT PER DOC. 2703619 |
| 7 3' OR 6" LONGITUDINAL PCC VALLEY GUTTER | | | ⑦ SS EASEMENT PER DOC. 2703613 |
| 8 PCC VALLEY GUTTER | | | ⑧ SS EASEMENT PER DOC. 2703612 |
| 9 STEPS (SEE STRUCTURAL PLANS) | | | ⑨ SS AND SD EASEMENT PER DOC. 2703614 |
| 10 TRASH ENCLOSURE (TYP.) SEE ARCH. DWGS | | | ⑩ SS AND SD EASEMENT PER DOC. 2703615 |
| 11 NOT USED | | | |
| 12 5" PCC TRAIL | | | |
| 13 CMU RETAINING WALL | | | |
| 14 ROCKERY WALL | | | |
| 15 SPLIT RAIL FENCE | | | |
| 16 OPEN VIEW METAL FENCE | | | |

CLUSTER MAIL BOXES (NOT SHOWN) SHALL BE LOCATED ON ACCESSIBLE ROUTES AT STRATEGIC LOCATIONS THROUGHOUT THE PROJECT AS APPROVED BY THE USPS



- NOTES:
 1. ALL STREETS ARE PROPOSED PUBLIC
 2. REFERENCE TITLE SHEET FOR SITE STATISTICS, TYPICAL LOT SETBACKS, AND STREET SECTIONS.

PRELIMINARY SITE PLAN - EAST SHEET 4 OF 10



LEGEND

- ROCKERY WALL
- MASONRY OR BLOCK WALL
- PORTLAND CEMENT CONCRETE ~ SIDEWALKS & GUTTERS, ETC.
- ASPHALT PAVEMENT
- RIPRAP AREAS
- ACCESSIBLE PEDESTRIAN ROUTE



CHRISTY CORPORATION
 1000 Kiley Parkway | Sparks, Nevada 89436
 775.502.8552 | christynv.com