LDC

PLANNING
LAND USE & DEVELOPMENT

CONDITIONAL USE PERMIT
APPLICATION SUMMARY AND CHECKLIST

WHAT IS A CONDITIONAL USE PERMIT?

This process examines proposed uses and activities on a property to ensure their compatibility with surrounding areas and to mitigate potential impacts. Projects requiring a conditional use permit are generally expected to be more intense than those requiring a minor conditional use permit. Conditional use permits require a public hearing by the Planning Commission, while minor conditional use permits are reviewed administratively. Both application types require notice to nearby property owners.

WHAT IS THE APPLICATION FEE?

CITY OF RENO	**$2,801**
CITY OF RENO CODE ENFORCEMENT	**$633**
WASHOE COUNTY HEALTH DISTRICT	**$617***

*Not required for applications related to signs or as identified as not required per Washoe County Health District. Additional information on fees and refunds can be found on the fee sheet.

WHAT IS THE PROCESS AND HOW LONG WILL IT TAKE?

Applications are accepted on the second and fourth Monday of each month. A review for completeness will be conducted within three days of the application submittal. Incomplete applications will be returned to the applicant and not scheduled for a hearing. Once the application has been deemed complete, it will follow the process and estimated timeline in RMC 18.08.605 and the flowchart below:

Application Complete → Staff/Applicant Meeting (if needed) → Neighborhood Advisory Board Meeting → Planning Commission → Regional Planning Commission (if needed)

Expected time to decision:

- **Typically within 65 days** once the application is deemed complete. Additional time is required for projects of regional significance.

APPLICATION CHECKLIST

- [x] Master application & fee (see fee sheet).
- [x] Owner and applicant affidavits (original/notarized signed affidavits must be included with original packet (not a copy or scan)).
- [x] Written narrative including the following:
  - Background
    - Annexation information or historical context to help justify the request; and
    - Existing uses or improvements on site (size, utility locations, billboards, etc.).
  - Overview of request
    - Existing Master Plan land use and zoning designation(s);
    - Explanation of the proposed project and why the conditional use permit is required; and,
    - Clear summary of proposed operations (ex. hours, # of employees, typical business operations, equipment used, etc.) and how they'll be compatible with surrounding uses.
  - Analysis of findings in 18.08.605(e) and 18.08.304(e).
- [x] 8.5" x 11" vicinity maps showing surrounding Master Plan land use and zoning designations including the subject site.
- [x] Photographs of the existing site.
- N/A [ ] Floor Plan – a conceptual floor plan may be required to show demonstrate how a proposed use will operate.
- [x] Site plan (see site plan submittal guide) – all projects should provide a basic site plan showing property lines, parking and parking calculations, building footprint, and proposed tenant space (if necessary). A more detailed plan is only required if site improvements are proposed or are necessary to mitigate the impacts of the proposed use.
- N/A [ ] Preliminary utility plan (see utility plan submittal guide) only required if utility improvements are proposed or necessary to support the proposed use. If adequate services exist, describe them within the project narrative.
- N/A [ ] Preliminary grading and drainage plan (see grading plan submittal guide) - only required if site improvements are proposed or are necessary to mitigate the proposed use.

[CHECKLIST CONTINUED ON NEXT PAGE]

[CHECKLIST CONTINUED FROM PREVIOUS PAGE]

- ☑ Preliminary landscape plan (color) (see landscape plan submittal guide) - may be necessary if landscaping is proposed or required to mitigate the impacts of a proposed use.
- ☑ Preliminary lighting plan & photometric analysis - may be necessary if new lighting is proposed or operations necessitate lighting to be on beyond 11:00 p.m.
- ☐ Acoustical study - may be required for uses that may have noise impacts.
- N/A ☐ Preliminary sewer report (see Public Works Design Manual) - only required if utility improvements are proposed or necessary to support the proposed use. If adequate services exist, describe them within the project narrative.
- ☑ Traffic study - if required by additional use regulations, development standards, or in the thresholds outlined in 18.04.601(c).
- N/A ☐ Project of regional significance checklist.
- ☑ Application package:
  - One PDF copy of entire submittal on a flash drive with digital drawings in both full-size and 8.5" x 11";
  - One original application package unbound with two-hole punch at the top (must include all original signature pages and wet stamped documents); and,
  - One paper copy of the application package, with all plans 24"x36" and folded to 9"x12" size unless directed by staff. Include legible 8.5 x11" copies.

COMMUNITY DEVELOPMENT | PLANNING
MASTER APPLICATION

RENO PLANNING DIVISION

OFFICIAL USE ONLY

COMPLETENESS REVIEW

OFFICIAL USE ONLY

CASE NUMBER

PROJECT NAME

Jacobs Glow Plaza and Festival Area

PROJECT DESCRIPTION

Request for Minor Conditional Use Permit for the proposed "Amusement or Recreation, Outside" use. The Applicant will provide an outdoor space for festivals, concerts, and other recreation.

PROJECT ADDRESS

Washington and W. 4th Street

ASSESSOR'S PARCEL NUMBER(S)

007-274-01, 03, 38, 39, 40 ,41 and 42

MASTER PLAN LAND USE

Vacant - Commercial

ZONING

Reno - Mixed-Use Downtown NW Quadrant

SITE SIZE

2.315 /ACRES

PROPERTY OWNER	APPLICANT	AGENT AND CONTACT
NAME	**NAME**	**NAME**
Reno Real Estate Development LLC	Reno Real Estate Development LLC	Garrett Gordon
MAILING ADDRESS	**MAILING ADDRESS**	**MAILING ADDRESS**
17307 W COLFAX AVE STE 250 ATTN MARK HOFFMAN GOLDEN CO 80401	17307 W COLFAX AVE STE 250 ATTN MARK HOFFMAN GOLDEN CO 80401	1 East Liberty Street Suite 300 Reno, NV 89501
PHONE	**PHONE**	**PHONE**
775-321-3420	775-321-3420	775-321-3420
EMAIL	**EMAIL**	**EMAIL**
christopher@jacobsentertainment.com	christopher@jacobsentertainment.com	ggordon@lewisroca.com

* The person listed as contact will be contacted to attend staff/applicant meetings, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report and decision letter.

OFFICIAL USE ONLY

RELATED APPLICATIONS

OWNER AFFIDAVIT

I am the owner/authorized agent of the property involved in this petition and I authorize Garrett Gordon (name of applicant) to request development-related applications for Reno Real Estate Development, LLC on my property. This authorization is inclusive of Assessor Parcel Numbers 007-274-01, -03, -38, -39, -40, -41, -42 which are further described in the attached legal descriptions. I declare under penalty of perjury that the foregoing is true and correct for application case number _____ (to be filled in by City of Reno staff).

Executed on 12/11/2021 (date), in Lakewood (City), CO (State)

Signature

Brett A Kramer
Printed Name

STATE OF COLORADO)
) ss
COUNTY OF JEFFERSON)

On this 10Th day Of December , 2021 , Brett A Kramer (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Krista Kay Weaver Whiteman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204026064
MY COMMISSION EXPIRES JULY 29, 2024

Notary Public

Attachments:

1. Secretary of State documentation, authorization letter, or corporate charter that demonstrates authority to sign for a corporate or trust entitity.
2. Notary supplement for states and counties differing from that listed above.

APPLICANT AFFIDAVIT

I am the applicant and/or consultant/firm involved in this petition and the foregoing statements and answers herein contained and the information herewith submitted for Reno Real Estate Development, LLC are in all respects complete, true, and correct to the best of my knowledge and belief. I declare under penalty of perjury that the foregoing is complete, true and correct for application case number _____ (to be filled in by City of Reno staff).

Executed on 12/10/2021 (date), in Lakewood (City), CO (State)

Company: Reno Real Estate Development, LLC

Name: Brett A Kramer

Title: CFO

Signed: _____

STATE OF COLORADO)
) ss
COUNTY OF JEFFERSON)

On this 10Th day of December , 2021 , Brett A Kramer (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the applicant and/or consultant/firm involved in this petition who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Krista Kay Weaver Whiteman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204026064
MY COMMISSION EXPIRES JULY 29, 2024

_____
Notary Public

Attachments:

1. Secretary of State documentation, authorization letter, or corporate charter that demonstrates authority to sign for a corporate or trust entitity.
2. Notary supplement for states and counties differing from that listed above.

O. 775.823.2900
One East Liberty Street
Suite 300
Reno, NV 89501-2128
lewisroca.com

Garrett D. Gordon
Partner
775.321.3420 direct
775.321.5569 fax
GGordon@lewisroca.com

LEWIS ROCA

December 27, 2021

VIA IN-PERSON SUBMISSION

City of Reno
Development Services Department
One East First Street
Reno, Nevada 89501

RE: Glow Plaza Festival Grounds Application

To Whom It May Concern:

I. INTRODUCTION; BACKGROUND; OVERVIEW OF REQUEST

On behalf of Reno Real Estate Development LLC, the owner and applicant in this matter ("Applicant"), we hereby submit the enclosed application for a conditional use permit to allow the construction of a new festival and concert grounds (the "Glow Plaza"). The Glow Plaza will be located at the south side of W. 4th Street between Washington and Ralston Streets on Assessor's Parcel Numbers ("APN") 007-274-01, -03, and -38 through -42 inclusive ("Property"). The Property is located in the Mixed-Use Downtown – Northwest Quadrant District ("MD-NW"), and has a Master Plan designation of Downtown Mixed Use ("DT-MU").

The Glow Plaza will provide a safe and accessible venue and community space for concerts, fairs, festivals, and other events. The site plan includes a stage area, a shade canopy, artificial turf, and landscaping. No enclosed structure or building is proposed with this application. The Applicant anticipates that programming at the Glow Plaza will include a summer concert series beginning on approximately July 1st and running through September 3rd, to be held every Friday and Saturday from 5:00 pm-11:00 pm. Programming will also include future hosting of the Street Vibrations event and the Taco Fest event. Private security will be provided on site.

Staff has indicated to the Applicant that this use compromises both the "Amusement or Recreation, Outdoor" and "Live Entertainment" uses, both of which would ordinarily only require a minor conditional use permit.[1] However, staff has indicated that the application should be elevated to a conditional use permit, pursuant to RMC § 18.03.205(a). The Glow Plaza design will meet all development standards set forth in RMC Title 18, including standards related to sidewalks, access and connectivity, parking and loading, and all site standards for the MD-NW zoning district. Although the Property is not adjacent to any residentially zoned property, the Glow

[1] *See* Exhibit "A" (Email from Nathan Gilbert dated December 16, 2021).

Plaza will provide exits and entrances to the west and east, oriented away from other uses. *See* RMC § 18.03.304(f)(5)(a)(2) (additional standards for Live Entertainment).

II. ANALYSIS OF APPLICABLE FINDINGS

The Project is required to comply with general application findings, and findings specific to minor conditional use permits. RMC §§ 18.08.304(e); 18.08.604(e). The Project meets or exceeds all requirements and all findings are met, as set forth herein.

All Application Findings

1. ***Consistency with the Reno Master Plan****. The proposed development shall be consistent with the Reno Master Plan. The decisionmaking authority:*
    a. *Shall weigh competing plan goals, policies, and strategies; and*
    b. *May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.*

Response: The proposed Glow Plaza is consistent with the Reno Master Plan, and advances many of the Master Plan guiding principles, goals, policies, and strategies, including but not limited to the following:

- 1.1B: Community Development. The proposed Glow Plaza will provide a community venue which will attract visitors to this once neglected portion of Downtown Reno, promote patronizing businesses in the area, and improve on quality of life for residents and businesses through redevelopment.
- 1.2A: Arts and Outdoor Recreation Tourism. The proposed Glow Plaza will assist in the revitalization of Downtown Reno, and will add a new venue for arts and cultural events. The to Reno's tourism assets to promote Reno as a national destination for arts and culture.
- 1.4E: Arts and Culture: The proposed Glow Plaza will provide an attractive venue and platform for local and regional artists and encourage the growth, creation and retention of artists and creative entrepreneurs.
- 1.5A: Quality of Life: The proposed Glow Plaza will provide a venue for arts and culture which will enhance a high quality of life and attract potential workers to the area.
- 1.5B: Urban Revitalization. The proposed Glow Plaza will be consistent with the efforts to revitalize Downtown Reno by providing a safe and accessible venue for the arts which contributes to efforts to create a vibrant urban core.
- 3.1A: Downtown Districts. Supports diverse mix of land uses by creating a new type of venue that is accessible to artists and the Reno community writ large.
- 3.1C: Tourism and Entertainment. The proposed Glow Plaza will provide a venue for artistic and cultural expression, appealing to locals and visitors as an entertainment destination for annual events and community gatherings.
- 3.1G: Arts and Culture: The proposed Glow Plaza will enhance and promote arts and culture within Downtown Reno by increasing the variety of high-quality venues accessible individuals who wish to celebrate the arts, culture heritage, and history.
- 3.2B: Public Spaces: The proposed Glow Plaza will enhance the existing glow plaza and proved a public gathering and event space which will expand recreational uses and activities year-round.

- 3.2C: Pedestrian Realm: The proposed Glow Plaza will integrate pedestrian friendly walkways and spaces as well as decorative lighting, public art, conscientiously designed distinctive urban elements to improve the appearance and utility of a previously blighted area.
- 4.2D: Community Amenities: The proposed Glow Plaza will encourage community access to public art and entertainment amenities in additional to promoting community engagement and well-rounded and healthy lifestyles.
- 4.5A: Connectivity and Access. The Glow Plaza will promote a safe, clear, and direct pedestrian and bicycle connection within Downtown Reno.
- 6.3B: Programs and Offerings: The proposed Glow Plaza will provide a year-round venue for community entertainment, and recreational programs taking into account the diverse interests and needs of the community.
- 6.6A: Community Events and Activities: The proposed Glow Plaza will partner with community organizations, local businesses, and other groups to support events that foster recognition of the cultural diversity present in the community.
- 6.6B: Equitable Planning. The Glow Plaza will provide an accessible, ADA-compliant, means arts and entertainment venue.
- DTRC-NWQ.2: Mix of Uses: The proposed Glow Plaza will revitalize an underutilized lot and provide an exciting new venue for arts, entertainment, and events.
- DTRC-NWQ.4: Streetscape Character: The proposed Glow Plaza will incorporate improvements to the existing streetscape with a focus on wayfinding signage, sidewalk repairs, public art, enhance the functionality, character, safety, and appearance of the streetscape.

2. ***Compliance with This Title.*** *The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.*

Response: No building or enclosed space is proposed as a part of this application. The proposed Glow Plaza meets with all applicable standards in Title 18.

3. ***Mitigates Traffic Impacts***. *The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.*

Response: The proposed Glow Plaza is anticipated to host several events throughout the year, primarily during nights and weekends outside of peak traffic hours. The Glow Plaza contain 200 parking spaces, and another three parking lots provide an additional 319 parking spaces within 1,040 feet or closer to the festival grounds. As necessary, approximately 136 parking spaces may be made available at the nearby Gold Dust West, which is held in common ownership with the festival grounds. Indeed, a parking study identified that the total parking supply in the immediate project area could accommodate an event up to approximately 3,500 attendees at this site. .

4. ***Provides Safe Environment***. *The project provides a safe environment for pedestrians and people on bicycles.*

Response: The proposed Glow Plaza creates a safe, accessible, and inviting venue for pedestrians and people on bicycles to explore and enjoy Downtown Reno. By providing

additional pedestrian friendly amenities and lighting, the festival grounds will create a safer environment for all pedestrians and people on bicycles.

5. ***Rational Phasing Plan***. *If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend upon subsequent phases for those improvements.*

Response: Not applicable.

CUP Findings

In addition to meeting the criteria in Section 18.08.304(e), Approval Criteria Applicable to all Applications, the following findings shall be made prior to granting a conditional use permit:

1. *The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;*

Response: The proposed location of the Glow Plaza is within the MU-NWQ zoning district, which is the zone "intended to support the expansion of services and housing in downtown." RMC 18.02.303(a). The proposed Glow Plaza complies with all design and development standards, and will encourage and support the expansion of services and amenities in downtown. No building or enclosed space is proposed with this application.

2. *The proposed land use and project design is compatible with surrounding development;*

Response: The proposed Glow Plaza will be a part of the greater overall development plan for the Neon Line District, which provide a vibrant and revitalized downtown area. As the project is located in Downtown Reno, the surrounding development is a variety of uses, including lodging, commercial and residential uses. The Glow Plaza will create a safe, well-trafficked environment which will benefit the surrounding uses.

3. *The proposed land use and project design is consistent with applicable development standards;*

Response: The Glow Plaza meets all development and design standards, including all requirements set forth in RMC §§ 18.02.303 (Standards for MD-NW) and 18.04.1003 (Standards for Mixed-Use Districts). The project will provide extensive landscaping as shown on the landscaping plan, and will meet all standards for sidewalks, pedestrian amenities, and accessibility.

4. *Public services and facilities are available to serve the project, or will be provided with development;*

Response: The Glow Plaza is located in a readily accessible area near the Downtown core. As it is well established that sufficient services and facilities are available to serve Downtown

Reno, it is clear that there exists adequate public services and facilities to serve the festival grounds in the event such services/facilities are required.

5. *The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and*

Response: The proposed Glow Plaza is designed to be consistent with the greater Neon Line Development plan therefore will be complimentary to the area. The venue design is modeled to reflect a revitalized continuity throughout Downtown Reno, and will provide an elegant and stylish appearance consistent with the surroundings.

6. *The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:*
    a. *Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and*
    b. *Any hazard to persons and property.*

Response: The Glow Plaza is anticipated to periodically generate additional noise, and potentially smoke, odor, dust, or vibration depending upon the type of event being hosted. The Glow Plaza will be illuminated during night hours for safety, in an otherwise well-lit location. As the Glow Plaza is located approximately on an empty lot and will not encroach on any neighboring property, it does not present any hazard to persons or property.

III. CONCLUSION

For the reasons stated herein, the Project meets or exceeds all requirements, and all findings under RMC are met. The Applicant therefore respectfully requests that the City approve the conditional use permit for the proposed Glow Plaza.

Please do not hesitate to contact this office at (775) 321-3420 if we can provide any additional information.

Respectfully submitted,

/s/ Garrett D. Gordon

Garrett D. Gordon
Lewis Roca Rothgerber Christie LLP

Exhibit "A"

Cabrera, Michael

From: Nathan Gilbert <gilbertn@reno.gov>
Sent: Thursday, December 16, 2021 12:13 PM
To: Gordon, Garrett
Cc: Cabrera, Michael; Jason Garcia-LoBue
Subject: Jacobs Glow Plaza and Festival Area

[EXTERNAL]

Garrett,

This application has been deemed incomplete, per RMC 18.08.304 (f) Determination of Application Completeness.

1. The application is missing a required MUP component to facilitate live entertainment.
2. No acoustical study was submitted per application checklist. This will be a necessary component for the request.
3. The scope of the request is beyond that intended under the administrative minor conditional use permit approvals and definition for "Amusement or Recreation, Outside." Comparable definitions include "Commercial Amusement, Outside," "Live Entertainment," and "Sports Arena, Stadium, or Track." None of these definitions alone are well suited for the proposal. Per RMC 18.03.205 (a) Administrator Determination of Appropriate Use Category and Use Type, an alternative should be applied. It is recommended to apply the "Amusement or Recreation, Outside" and "Live Entertainment" uses with both elevated to a conditional use permit.
4. Revised materials should include significantly enhanced operational information with the proposal.

A new application can be submitted on the next intake date (December 27, 2021).

--

Nathan Gilbert, AICP, MCRP - Senior Planner

Development Services Department

e. gilbertn@reno.gov w. www.reno.gov
a. One East First Street, Reno NV 89501
o. 775.334.2698 |

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PLANNING

PRELIMINARY SITE PLAN
SUBMITTAL GUIDE

A site plan is the development plan for one or more lots showing existing and proposed conditions of the lot. This typically includes topography, vegetation, drainage, floodplains, landscaping and open spaces, walkways, access, circulation, utility services, buildings and structures, signs, lighting, buffers and screening devices, surrounding development, and any other information that may be required in order for an informed decision to be made by the deciding body.

Unless otherwise indicated in the application checklist, all plans shall be provided on 24" x 36" sheets scaled at 1 inch = 60 feet. Legible copies of plans shall be provided on 8.5" x 11" with the application materials. Digital PDF drawings must be provided in both full-size and 8.5" x 11".

AT A MINIMUM, THE SITE PLAN SHOULD INCLUDE:

- ☑ Name of project.
- ☑ Date, north arrow, scale, and sheet numbers in relation to the total number of sheets.
- ☑ Project boundaries and property lines (existing and proposed).
- ☑ All adjacent properties (APN & property owner name).
- ☑ All internal and adjacent roadways and driveways (existing and proposed).
- ☑ All applicable dimensions to demonstrate compliance with City code and the Public Works Design Manual (PWDM).
- ☑ Any existing or proposed structures and improvements.
- ☑ Setbacks and building separations.
- ☑ Parking calculations for the entire site (e.g. land use type, square footage, parking ratios, total parking required, total parking provided).
- ☑ Proposed demolition and project phasing.
- ☑ All existing and proposed easements with all easement abandonments identified.
- ☑ Proposed on-site/off-site vehicular accesses and roadway improvements as required per a traffic study, the Public Works Design Manual (PWDM), and City Code.
  - ☑ Ownership or maintenance responsibility of any roadways (e.g. public or private).
  - ☑ Proposed signage and striping in accordance with PWDM, MUTCD, RTC, and NDOT standards (in that hierarchical order).
  - N/A Proposed parking, loading, and circulation dimensions.
  - N/A Areas for rehabilitation for deteriorated pavement, curb and gutter, sidewalk, driveway aprons, etc.
- ☑ Proposed sidewalk improvements and dimensions.
- ☑ Proposed lighting locations (street, parking lot, pathway, etc.) - this can also be placed on a utility plan or photometric plan, if provided.
- ☑ Any other information necessary to determine compliance with City Code or the PWDM.

INFO

PLANNING

PRELIMINARY UTILITY PLAN
SUBMITTAL GUIDE

AT A MINIMUM, THE UTILITY PLAN SHOULD INCLUDE:

- ☑ Project name, firm, engineer's signature and seal.
- ☑ Date, north arrow, scale, sheet numbers in relation to the total number of sheets.
- ☑ Utility easements.
- ☑ Overhead power lines and sizes, and indicate the relocation area, if applicable.
  - N/A If requesting overhead line waiver, additional documentation demonstrating exceptions requirements are met.
- ☑ The location, size, direction of flow, and current and designed capacity of the nearest available public sewer.
- ☑ The location, size, direction of flow, as well as designed capacity, for all proposed public and private sewer facilities along with the estimated amount of sewage to be contributed. This includes all lift stations, force mains, septic systems, and pressure sewer systems.
- N/A A Conceptual Water Supply and Conveyance Study for the entire project. This study shall include a description, estimation of water demand, and needs analysis for all existing and proposed water mains, storage facilities, pumping facilities, and water wells proposed to serve the project or encumber the lands within the project boundaries for regional water supply and conveyance needs. Note: This information may require the applicant to coordinate with the water purveyor on a tentative project planning level prior to submittal of City application.

WHAT IS A PRELIMINARY UTILITY PLAN?

A preliminary utility plan is required whenever the project proposes to construct, upsize, or relocate a private or public utility main, pump station, or service lateral, including: sanitary sewer systems, storm drains, potable water supplies and transmission mains, reclaimed water systems, groundwater dewatering systems, overhead utility services, and underground utility services. The information required for a preliminary utility plan may be incorporated onto other plans (site plans or grading plans) as long as the integrity and legibility of the combined information is preserved.

Whenever a preliminary utility plan is required it must be accompanied by a preliminary sewer report and a conceptual water supply and conveyance study. The preliminary utility plan shall have the same horizontal scale as the preliminary grading and drainage plan when submitted together.

WHAT SIZE SHEETS ARE REQUIRED?

Unless otherwise indicated in the application checklist, all plans shall be provided on 24" x 36" sheets scaled at 1 inch = 60 feet. Digital PDF drawings must be provided in both full-size and 8.5" x 11".

INFO

PLANNING

PRELIMINARY GRADING PLAN
SUBMITTAL GUIDE

Grading includes cutting, filling, stripping or stockpiling of earth, including the land in its cut or filled condition, to create new contours or grades. Grading plans show existing and proposed conditions of the area where work is to be performed, and include the items on this checklist.

Unless otherwise indicated in the application checklist, all plans shall be provided on 24" x 36" sheets scaled at 1 inch = 60 feet. Digital PDF drawings must be provided in both full-size and 8.5" x 11".

AT A MINIMUM, THE GRADING PLAN SHOULD INCLUDE:

- ☑ Name of project, name of firm, engineer's signature and seal.
- ☑ Project boundaries.
- ☑ Existing contours at 5-foot intervals; proposed contours at 2-foot intervals.
- ☑ Identify approximate amounts of material to be imported or exported from the site.
- N/A Identify locations of all prominent landmarks (ridgelines, rock outcroppings, groves of mature trees, wetlands, etc.).
- ☑ Approximate street grades and percentage slope (street, alley, or access road).
- ☑ Approximate extent of cut and fill slopes.
- ☑ Identify all slopes (e.g. 3:1, 2:1, etc.) and provide notes or callouts of the maximum slope. Indicate the proposed slope treatments to minimize visual scarring.
- ☑ Retaining walls: Indicate approximate height (BW/TW) and type of retaining wall. Include notes or callouts of maximum wall height.
- ☑ Envelopes and approximate pad elevations of any structure or permanent physical feature.
- N/A A minimum of two cross sections of the site with horizontal scales the same as the grading plans and vertical scales shown at a 1:1 representation, or proportional to the horizontal scale (e.g. 10-100, 4-40, etc.).
- ☑ All known areas of potential hazard, including but not limited to, earthquake faults, earth slide areas, avalanche areas, or otherwise hazardous slopes. Explain all measures proposed to eliminate or mitigate areas of potential hazard.
- ☑ Proposed surface drainage.
- ☑ The boundaries for any portion of the site within a special FEMA Flood Hazard Zone.
- ☑ Direction of flow (5-year and 100-year peak flows) and the approximate location and size of existing and proposed storm drains, culverts, swales, and open channels.
- N/A All existing and proposed detention/retention basins with approximate sizes and capacities, outlet works, peak inflow and outflow values, and location, type, and direction of emergency overflow/outfall features.
- ☑ If the project contains any wetlands, stream environments, or significant hydrologic resources, the applicant shall provide a technical survey and analysis of all natural resource protection standards in Title 18.
- N/A For all applications containing a major drainageway, the plans shall depict the 100-year floodplain boundary and the 15-foot setback boundary and restoration/ landscaping methods per RMC (if not shown on landscape plans).

N/A Major Site Plan Review – Hillside Development.
Provide a slope cell map at a scale no less than 1" = 60 ft, existing and proposed contours not more than two feet, and colored pre-grading slope groups categorized in accordance with the following ranges and shading:

- 0-15% Green
- 15.1-20% Yellow
- 20.1-25% Orange
- 25.1-30% Red
- Over 30% Maroon

N/A Additional grading and site improvement plans shall be superimposed over the color slope cell map.

N/A Major Site Plan Review – for cuts deeper than 20 feet and fills over 10 feet.
Provide a plan that graphically delineates all areas of proposed cuts in excess of 20 feet and proposed fills in excess of 10 feet. Within each area, the maximum cut depth or fill height shall be noted (in feet). This sheet shall utilize the same scale as the Preliminary Grading and Drainage Plan.

☑ Preliminary Geotechnical Report – may be required at the discretion of the Administrator. Will be required for all projects:

- N/A Within the critical flood pool zone;
- N/A With known geologic hazards like faults and liquefaction potential; or
- N/A Cuts in excess of 20 feet and fills in excess of 10 feet.

INFO

PLANNING

PRELIMINARY LANDSCAPE PLAN
SUBMITTAL GUIDE

Landscaping is considered the act of preserving, modifying, planting or installing trees, shrubs, grass, and decorative materials such as fences or walls on a site. A preliminary landscape plan should include the items listed on this page, and is usually a more generalized version of the landscape plans that are required to be submitted during the building permit or business license review processes.

WHAT IS A PRELIMINARY LANDSCAPE PLAN?

AT A MINIMUM, THE LANDSCAPING PLAN SHOULD INCLUDE:

- ☑ Name of project.
- ☑ Date, north arrow, scale, and sheet numbers in relation to the total number of sheets.
- ☑ Color landscape plans.
- ☑ Identify all areas to be landscaped.
- ☑ Identify any existing trees to be preserved or removed and the caliper of said trees.
- ☑ Area, tree, and shrub calculations and how they meet landscape requirements in Title 18.
- ☑ General description of landscape species proposed. All street trees shall be approved species listed on the Urban Forester street tree list.
- ☑ Any proposed landscape and other screening mechanisms. Picture details or product sheets can be provided in lieu of construction details on the plans.
- ☑ Wall and fence plan with callouts for height and type of fence.

WHAT ARE THE REQUIREMENTS?

Unless otherwise indicated in the application checklist, all plans shall be provided on 24" x 36" sheets scaled at 1 inch = 60 feet. Legible copies of plans shall also be provided on 8.5" x 11" with the application materials. Digital PDF drawings must be provided in both full-size and 8.5" x 11".

INFO

PLANNING

PRELIMINARY HYDROLOGY/DRAINAGE REPORT
SUBMITTAL GUIDE

WHAT IS A PRELIMINARY HYDROLOGY/DRAINAGE REPORT?

This technical engineering report is prepared by a NV Registered Professional Civil Engineer, whose purpose is to identify and define hydrology and drainage characteristics associated with a proposed development and to define possible problems and conceptual solutions. In its final form, the report transforms the defined conceptual solutions to a final hydrology/drainage plan.

AT A MINIMUM, THE REPORT SHOULD INCLUDE:

- ☑ Title page with project name, engineering firm, engineer's seal, signature, and date.
- ☑ Description of project location, including vicinity map, site plan, adjacent roadways, adjacent developments, etc.
- ☑ Area of project, description of existing land use, proposed development, project phasing, topography, ground cover, major drainageways, storm water management facilities, etc.
- ☑ Description and relevance of previous drainage studies pertinent to the development or prepared for the subject site.
- ☑ Exhibit(s) and description(s) of the project site and its relationship to nearby or on-site FEMA Flood Hazard Zones.
- ☑ Exhibit(s) and description(s) of the off-site and on-site watershed and storm water facilities impacting the project and/or adjacent to the project boundaries for the pre-development and postdevelopment site conditions.
- ☑ Hydrologic parameters, assumptions, and methodologies utilized in the 5-year and 100-year rainfall and runoff calculations for off-site and on-site drainage subbasins. Parameters and calculations shall distinguish between pre-development and post-development site conditions with all sources referenced.
- ☑ Hydraulic parameters, assumptions, and methodologies utilized in the 5-year and 100-year peak runoff flow calculations for existing and proposed storm water facilities in the predevelopment and post-development site conditions. Storm water facilities to include: swales and open channels, catch basin inlets, storm drains, streets, culverts, detention basins, irrigation ditches, ponds, wetlands, and any special appurtenances (retention basins, infiltration systems, sump pumps, etc.) All calculations and design flow limitation to be in accordance with the Public Works Design Manual.
- ☑ Indicate the ownership and maintenance of all existing and proposed storm water management facilities (i.e., private, public, City of Reno, Sparks, or Washoe County). Describe the entity(s) proposed to provide private storm water facility maintenance as applicable.
- ☑ Demonstrate the adequacy of the proposed storm water management facilities to collect and convey off-site tributary and project generated peak storm water flows in accordance to the performance criteria defined in the Public Works Design Manual. Provide preliminary calculations and designs, including sizes, materials, and slopes, for all culverts, storm drains, and drainage channels/swales.
- ☑ Determination of the adequacy of the existing downstream storm water system(s) to accommodate the peak flows from the developed site and the need for on-site storm water detention/retention.
- ☑ Preliminary detention/retention basins calculations and sizing parameters, including: storage volumes, inlet and outlet performance information, maximum water surface elevations, and emergency overflow provisions.
- ☑ Provide an exhibit and description of all storm water facilities (public or private) proposed to be abandoned, including the method of abandonment.
- ☑ Provide information regarding the ownership and maintenance of irrigation facility traversing or abutting the subject site and the development plan to modify or discharge storm waters into this facility. (If applicable.)
- N/A Provide information regarding the site's inclusion within a Truckee River Critical Flood Pool Zone. Describe the development plan for mitigating the project's impact on this flood pool zone in accordance with City code. (If applicable.)
- ☑ Provide information regarding the soil conditions (percolation testing, etc.), design volumes, redundant volumes, maintenance access, observation ports, and emergency overflow provisions for the proposed storm water retention/ infiltration basin. (If applicable.)
- ☑ Provide information regarding the discharge of on-site storm waters into the adjacent natural water body and the proposed mitigations to meet City code requirements for minimum water quality standards.
- ☑ Provide information regarding any proposed FEMA Flood Hazard Zone map revision or amendment applications intended to support this project. (If applicable.)
- N/A Provide a discussion on the impact of potential shallow groundwater on site improvements and underground facilities and proposed mitigations. (If applicable.)
- ☑ Unless otherwise indicated in the application checklist, all plans shall be provided on 24" x 36" sheets scaled at 1 inch = 60 feet. Digital PDF drawings must be provided in both full-size and 8.5" x 11".

RENO

INFO

PLANNING

PROJECT OF REGIONAL SIGNIFICANCE
QUALIFYING CHECKLIST

A "YES" TO ANY OF THE FOLLOWING QUESTIONS INDICATES THE PROJECT IS REGIONALLY SIGNIFICANT.

1. **Will the project, if approved, have an effect on the region of increasing:**
   - ☐ YES ☑ NO Employment by not less than 938 employees;
   - ☐ YES ☑ NO Housing not less than 625 units;
   - ☐ YES ☑ NO Hotel Accommodations by not less than 625 rooms
   - ☐ YES ☑ NO Sewage not less than 187,500 gallons per day;
   - ☐ YES ☑ NO Water usage by not less than 625 acre feet per year;
   - ☐ YES ☑ NO Traffic by not less than an average of 6,250 average daily trips; or,
   - ☐ YES ☑ NO Student population (K-12) by not less than 325 students?
2. **Does the project include:**
   - ☐ YES ☑ NO An electric substation;
   - ☐ YES ☑ NO A transmission line that carries 60 kilovolts (kV) or more;
   - ☐ YES ☑ NO A facility that generates electricity greater than 5 megawatts;
   - ☐ YES ☑ NO Natural gas storage and peak shaving facilities; or,
   - ☐ YES ☑ NO Gas regulator stations and mains that operate over 100 pounds per square inch (PSI)?
3. **The project is a geothermal well field gathering system and power generation facility or a mining operation on any land within 20 miles of the Truckee Meadows Service Areas.** (*Note: For the purposes of this question, non-metallic materials such as sand, gravel and aggregate pits for construction projects within the Truckee Meadows are specifically excluded from this definition.*)
   ☐ YES ☑ NO
4. **The project is located within the 100-year flood zone AND:**
   - Will alter the stream channel or banks of a portion of the Truckee River or any of its tributaries as identified on Figure 2-1 "Surface Waters Tributary to Truckee River" of the Regional Water Management Plan, or
   - Will alter any wetlands delineated through the Section 404 permit process.

   ☐ YES ☑ NO
5. **The project is a new or significantly expanded landfill or other land disposal facility** subject to regulation under Section 090 of the Washoe County District Board of Health regulations governing solid waste management; or **any facility involved with the treatment and/or permanent disposal of hazardous or infectious wastes.**
   ☐ YES ☑ NO
6. **The project will result in the loss or significant degradation of a designated paleontological site** as identified in the adopted local government master plans, if such sites have been designated.
   ☐ YES ☑ NO

The determination as to whether or not a project meets any of these criteria shall be based on the total size of the proposed use of land, including all phases, additions and expansions.

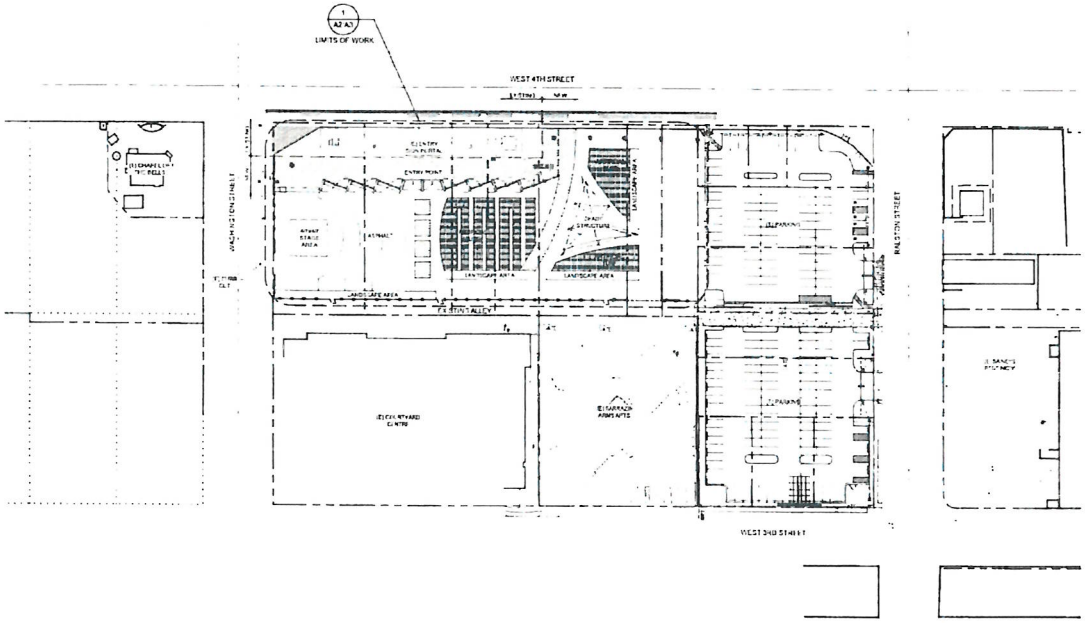
Based on the above, this project ☐ IS ☑ IS NOT **a Project of Regional Significance.**

For more information, view the Truckee Meadows Regional Plan (p. 147) at www.tmrpa.org/regional-plan

NRS Section 278.026 identifies the thresholds that determine whether a project is regionally significant. Those that are require additional review to ensure conformance with the Truckee Meadows Regional Plan, and any final approval by the City will be contingent upon a subsequent review by the Regional Planning Commission. (RMC 18.08.601)

WHAT IS A PROJECT OF REGIONAL SIGNIFICANCE?

RENO



1 ARCHITECTURAL SITE PLAN
SCALE: 1"=67'-0"

ONESTUDIO D+A

JACOBS GLOW PLAZA & FESTIVAL AREA
WASHINGTON & 4TH STREET
RENO NEVADA

JACOBS ENTERTAINMENT, INC.

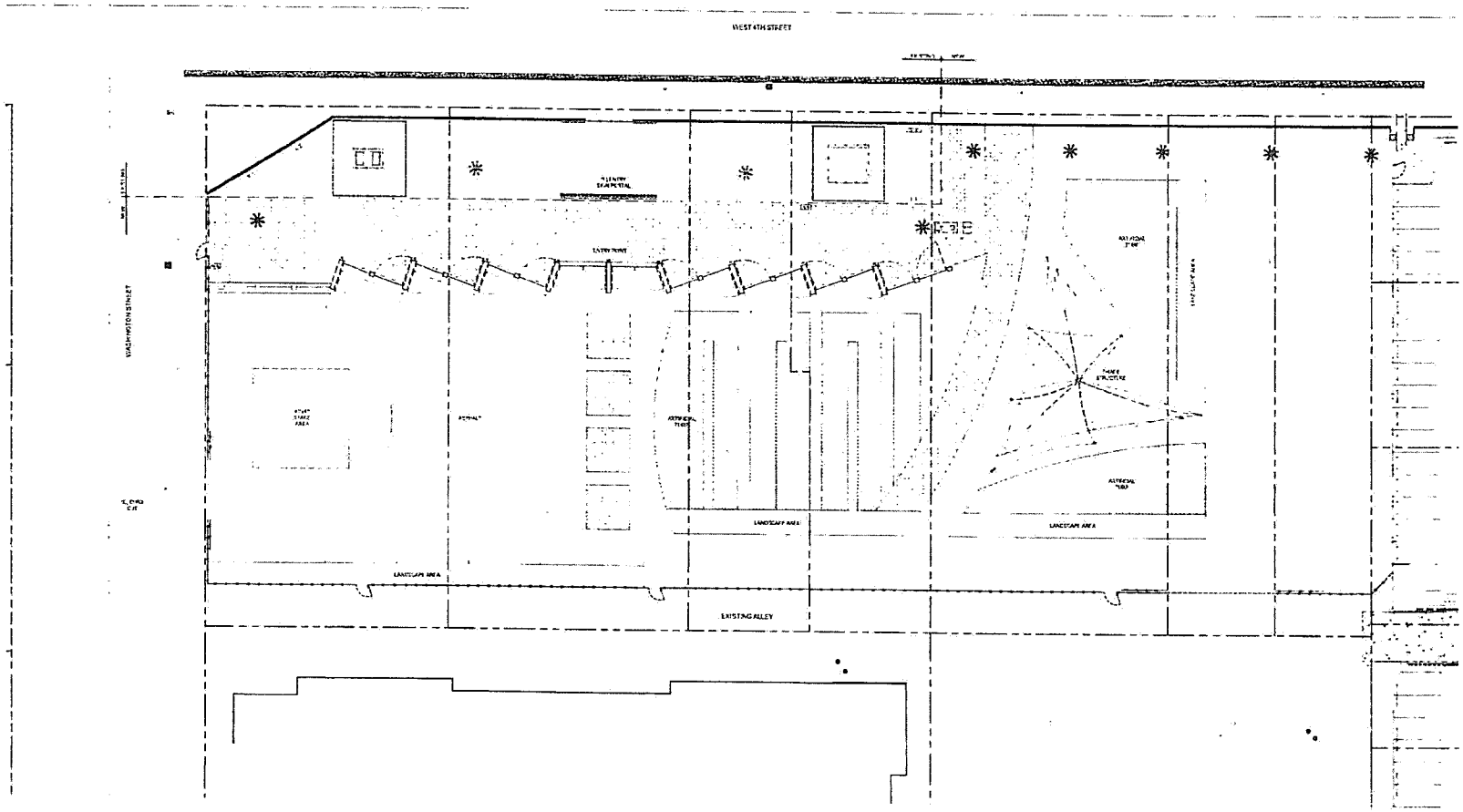
"CONDITIONAL USE PERMIT"
12/13/21

Revisions :

Sheet Title :
ARCHITECTURAL SITE PLAN

project no: ONE2161
date: 12/13/2021
drawing name: XA-CP L1

Sheet No :
FESTIVAL AREA
A1



1 ENLARGED ARCHITECTURAL SITE PLAN
SCALE 1" = 27'-0"

ONESTUDIO D+A

JACOBS GLOW PLAZA & FESTIVAL AREA
WASHINGTON & W. 4TH STREET
REVIC VERSION

JACOBS ENTERTAINMENT INC.

CONDITIONAL USE PERMIT

Revisions :

Sheet Title :
ARCHITECTURAL SITE PLAN

project no ONE2181
date 12/13/2021
drawn/checked AA GP L1

Sheet No :
FESTIVAL AREA
A2

DEMOLITION SHEET NOTES:

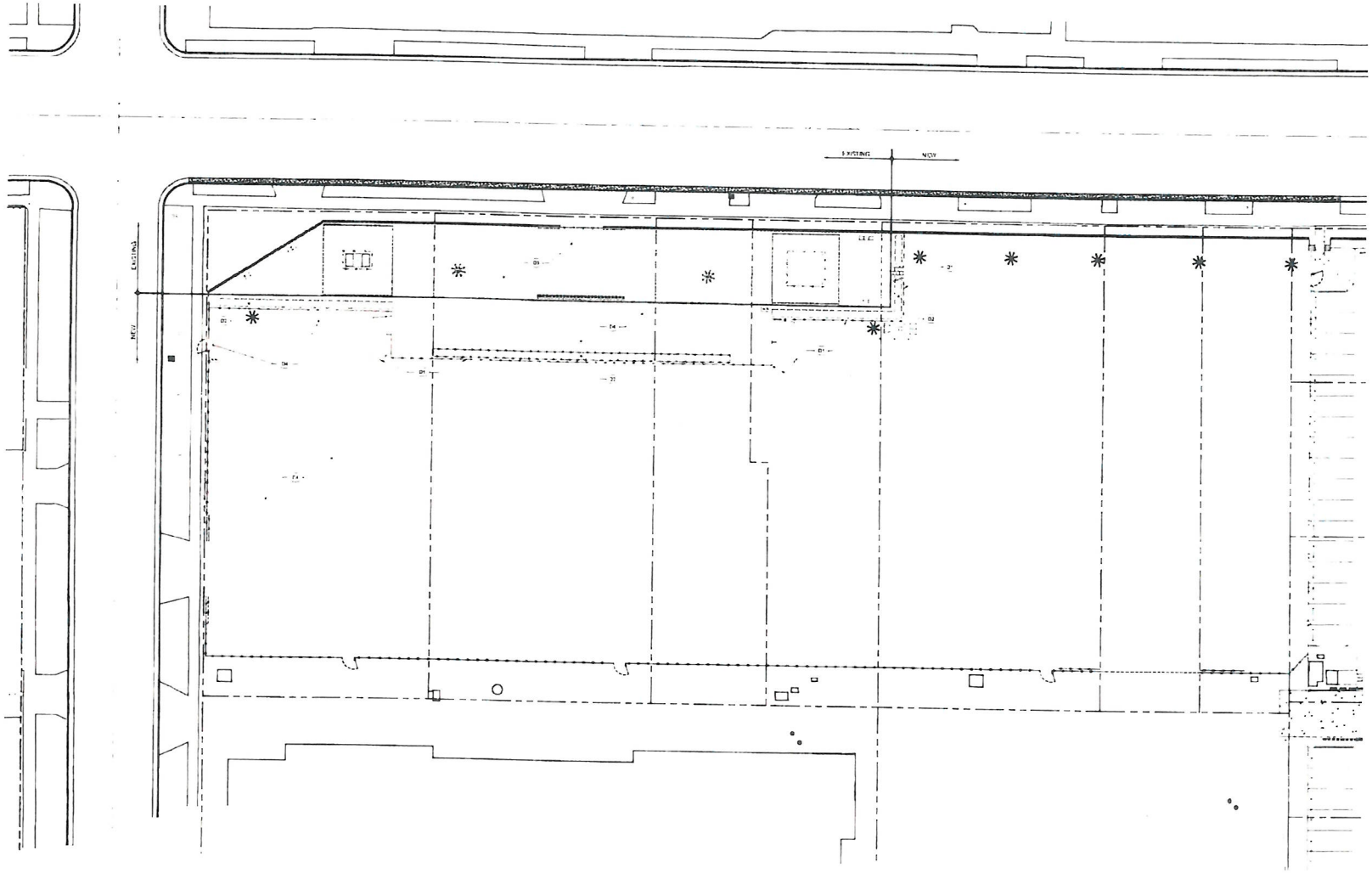
(THIS SHEET ONLY)

D1 REMOVE EXISTING FENCE AS REQUIRED BY NEW DESIGN

D2 REMOVE EXISTING HEDGES/ SHRUBS/ TREES AS REQUIRED BY NEW DESIGN

D3 EXISTING PAVERS TO REMAIN. PROTECT DURING CONSTRUCTION AS REQUIRED BY NEW DESIGN

D4 REMOVE EXISTING ASPHALT PAVING AS REQUIRED BY NEW DESIGN



1 DEMOLTION PLAN
SCALE 1" = 23'-0"

ONESTUDIO D+A
CONSTRUCTIONA CORP

JACOBS GLOW PLAZA & FESTIVAL AREA
WASHINGTON & W 4TH STREET
RENO NEVADA

JACOBS ENTERTAINMENT INC.

CONDITIONAL USE PERMIT
12/13/2021

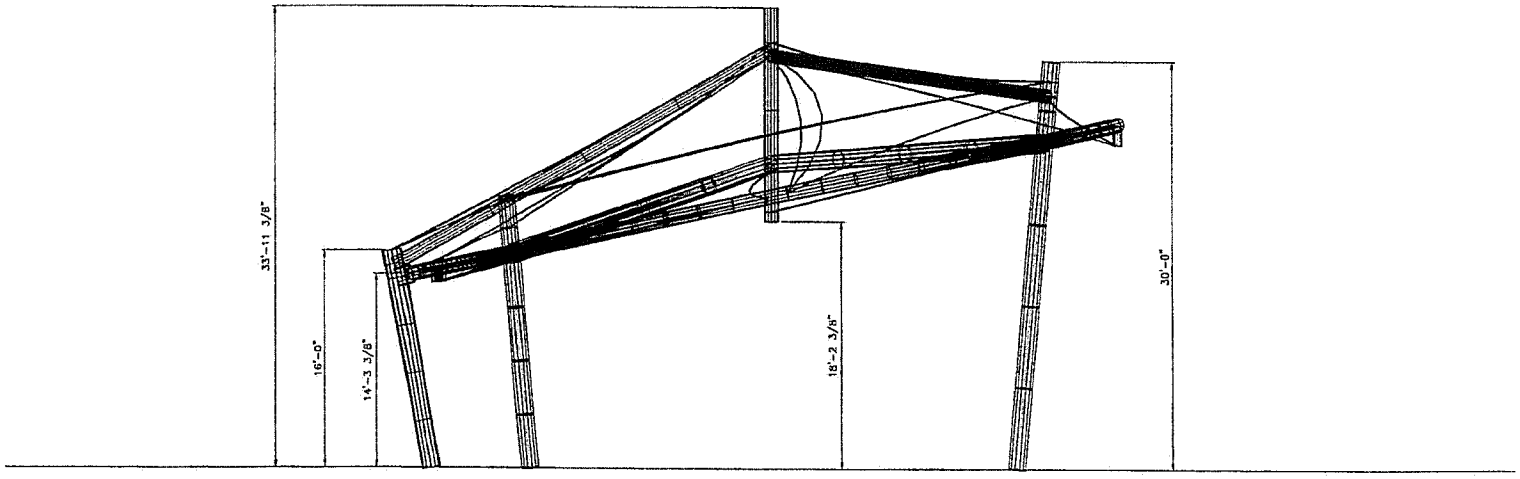
Revisions :

Sheet Title :
DEMOLTION PLAN

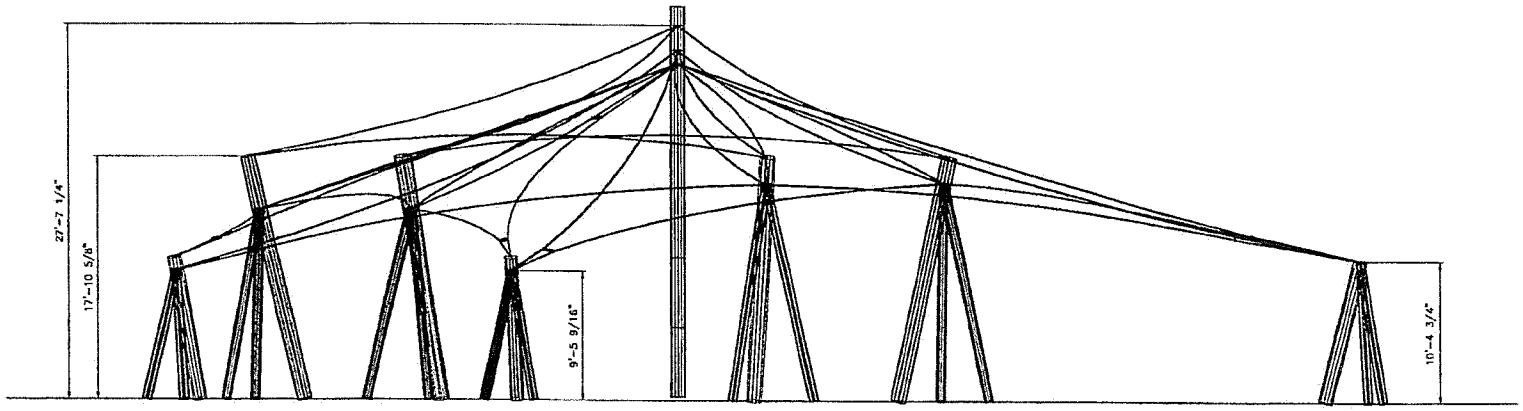
project no: ONE2161
date: 12/13/2021
drawing name: XA SP L1

Sheet No :
FESTIVAL AREA
A3

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PFEIFER FABRITEC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.



STAGE STRUCTURE
ELEVATION
SCALE: 1/4" = 1'



TURF STRUCTURE
ELEVATION
SCALE: 1/4" = 1'

PFEIFER FabriTec
1011 Regal Row
Dallas, Texas 75247
Phone: 877-887-4233
Fax: 214-920-9582
www.fabritecstructures.com

Stamp :

PRELIMINARY PRINT
Dec 08 2021
DO NOT USE FOR
CONSTRUCTION OR FABRICATION

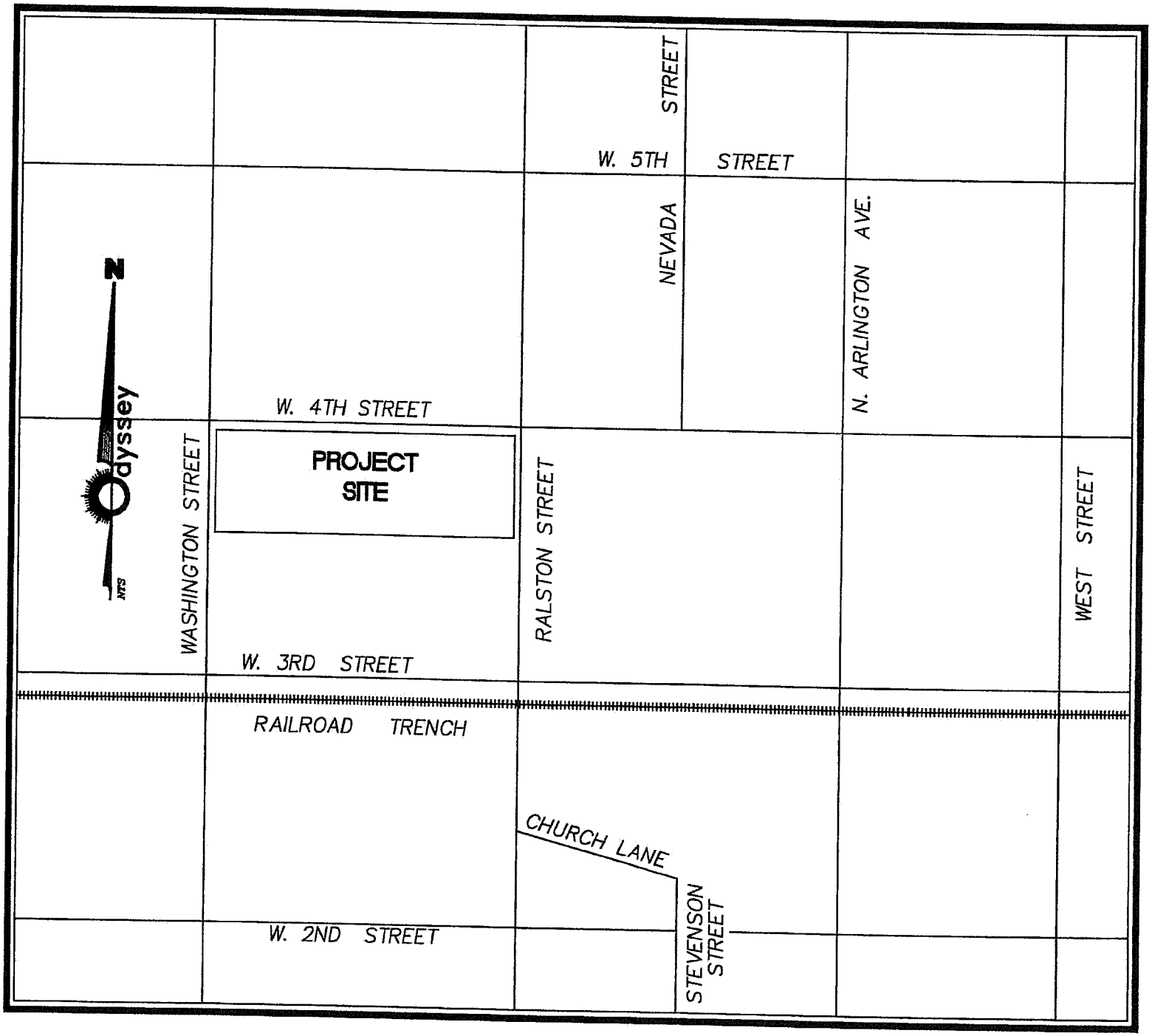
REV	DESCRIPTION	DATE	DRW	CHK	ENG

Drawn By : CC	10/28/21
Checked By :	
Engineer By :	
Project No. :	
Scale : AS NOTED	

JACOBS GLOW PLAZA

TENSION STRUCTURES
PRELIMINARY
ELEVATIONS

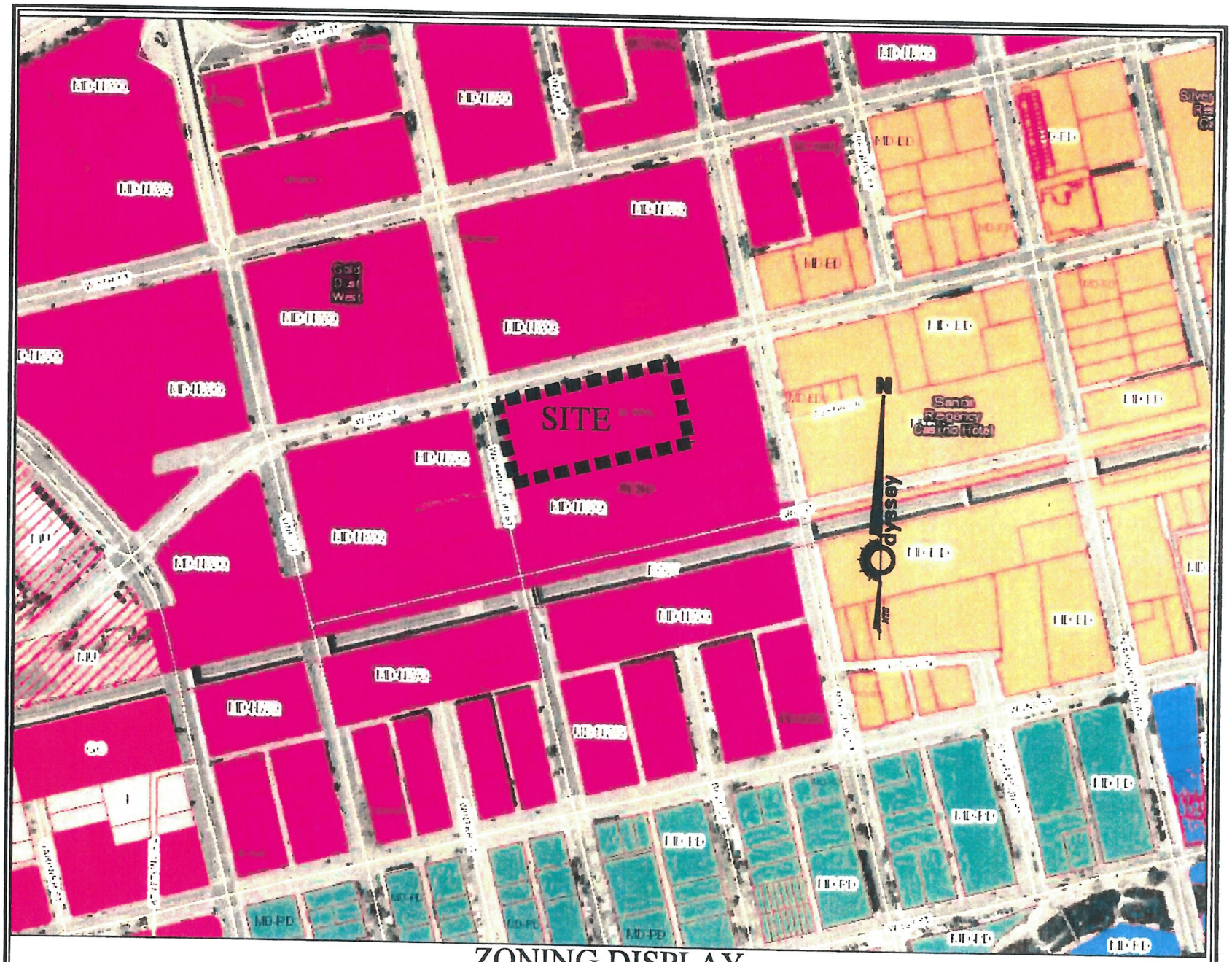
000


W. 5TH STREET
NEVADA STREET
N. ARLINGTON AVE.
W. 4TH STREET
PROJECT SITE
WASHINGTON STREET
RALSTON STREET
WEST STREET
W. 3RD STREET
RAILROAD TRENCH
CHURCH LANE
STEVENSON STREET
W. 2ND STREET
N
Odyssey
NTS

VICINITY

MASTER PLAN DISPLAY

NTS



ZONING DISPLAY

NTS

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 12-13-21
DRAWN BY: AGARDNER
DESIGNED BY: G.S.W.
CHECKED BY: G.S.W.

JACOBS GLOW PLAZA AND FESTIVAL AREA
CONDITIONAL USE PERMIT
EXISTING CONDITION DISPLAY
RENO, WASHOE COUNTY, NEVADA

odyssey ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 284-2031 FAX (775) 284-2032
GO@CSE-RENO.COM

PROFESSIONAL ENGINEER - STATE OF NEVADA
GABRIEL S. WITTLER
Exp 6-30-22
CIVIL
No. 16858
12-13-21

SCALE
HORIZ. 1"=50'
VERT. ----
JOB NO.

SHEET 1 OF 1

MINOR CONDITIONAL USE PERMIT APPLICATION FOR

JACOBS GLOW PLAZA AND FESTIVAL AREA

RENO, WASHOE COUNTY, NEVADA

PROJECT INFORMATION:

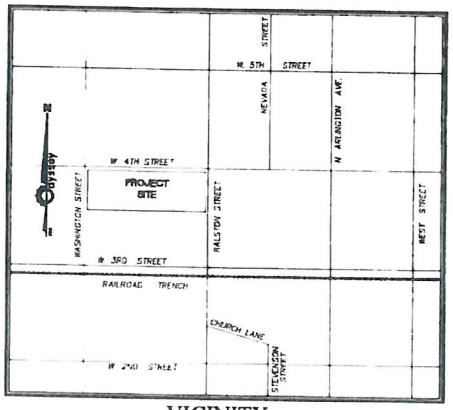
TOTAL EXISTING SITE AREA = 2.3 ACRES
EXISTING ZONING =MD-MWQ (MIXED USE DOWNTOWN, NORTHWEST QUADRANT DISTRICT)
ASSESSOR'S PARCEL NUMBER: 007-274-01, 03, 38, 39, 40, 41, 42

OWNER:

RENO REAL ESTATE DEVELOPMENT, LLC
RENO PROPERTY MANAGEMENT, LLC
17301 WEST COLFAX AVE
GOLDEN, CO 80401

PUBLIC SERVICES:

GAS SERVICE: NV ENERGY
WATER SERVICE: TRUCKEE MEADOWS WATER AUTHORITY (TMWA)
SEWER SERVICE: CITY OF RENO
TELEPHONE: AT&T NEVADA
CABLE T.V.: CHARTER COMMUNICATIONS
ELECTRICAL SERVICE: NV ENERGY
FIRE PROTECTION: RENO FIRE DEPARTMENT
POLICE PROTECTION: RENO POLICE DEPARTMENT



VICINITY

CIVIL SHEET INDEX:

C-1 .....TITLE SHEET
C-2 .....PRELIMINARY SITE/UTILITY PLAN
C-3 .....PRELIMINARY GRADING PLAN

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94.

BASIS OF ELEVATION:

DATUM: NAVD 88
PROJECT BENCHMARK: CITY OF RENO BENCHMARK NO. 2834, HAVING AN ELEVATION OF 4521.11'

FLOOD ZONE NOTE:

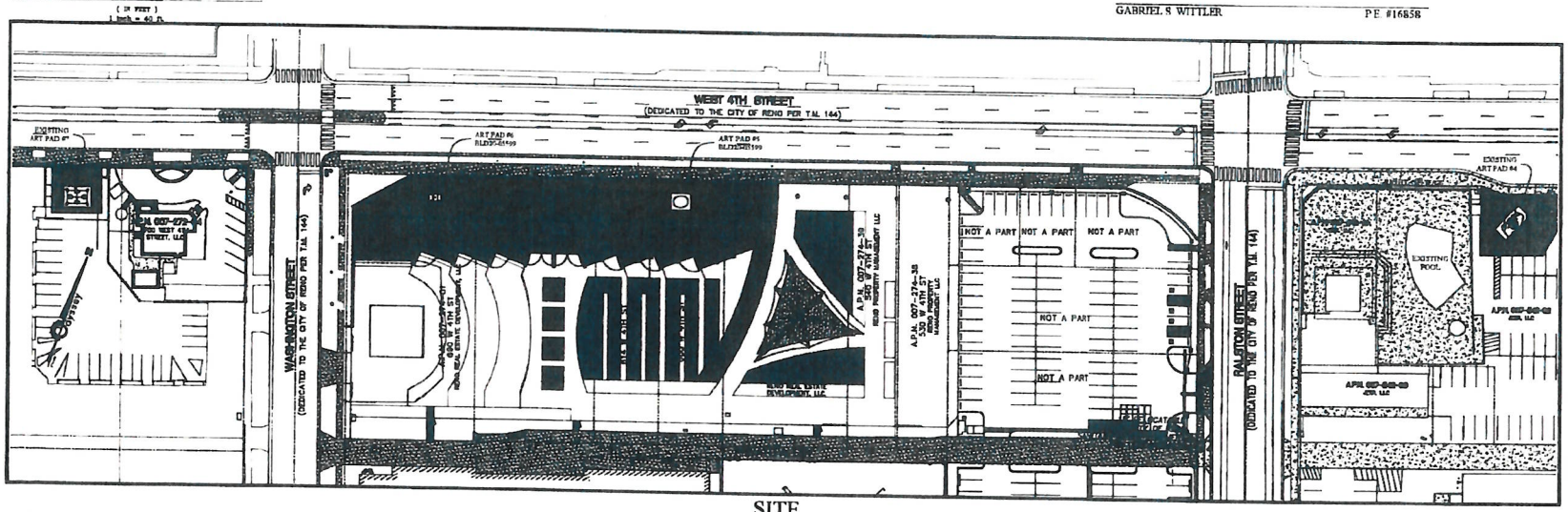
FEMA FIRM MAP NO. 32031C3039G, DATED MARCH 16, 2009 DESIGNATES THIS SITE AS BEING IN AN UNSHADED FLOOD ZONE X.

ENGINEER'S STATEMENT

I, GABRIEL S. WITTLER, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, AND WAS COMPLETED ON THIS 13th DAY OF DECEMBER, 2021

GABRIEL S. WITTLER P.E. #16858

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



SITE

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 12-13-21
DRAWN BY: JAMES PRIED
DESIGNED BY: G.S.W.
CHECKED BY: G.S.W.

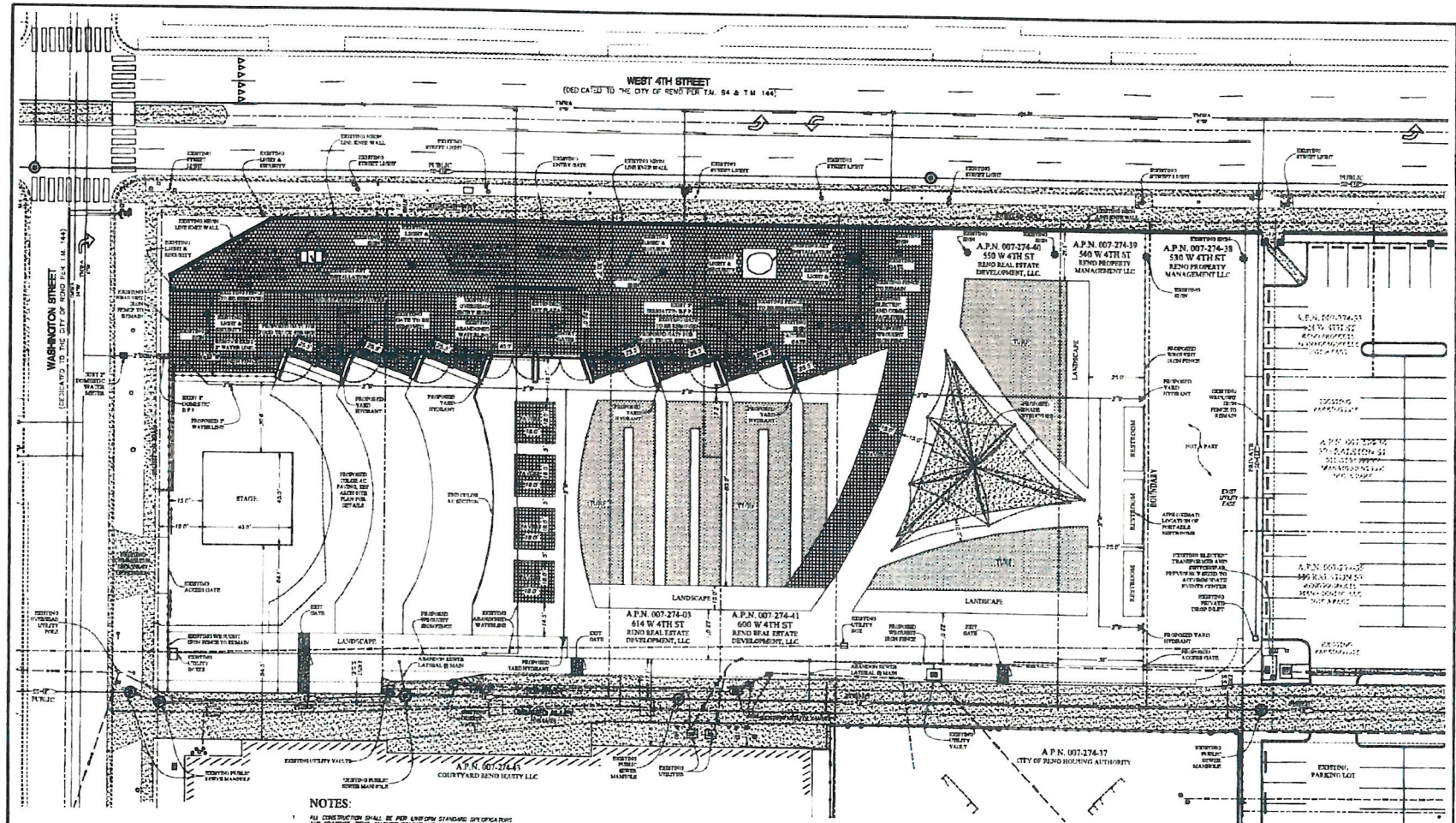
JACOBS GLOW PLAZA AND FESTIVAL AREA
CONDITIONAL USE PERMIT
TITLE SHEET
RENO, WASHOE COUNTY, NEVADA

Odyssey ENGINEERING INCORPORATED
1973 STERLING LANE, SUITE 104, SPARKS, NV 89431
(775) 358-3053 FAX (775) 358-1359
www.odyseyengineering.com

PROFESSIONAL ENGINEER - STATE OF NEVADA
GABRIEL S. WITTLER
Exp. 6-30-22
CIVIL
No. 16858
12-13-21

SCALE
HORIZ. ---
VERT. ---
JOB NO.

SHEET
C-1
OF
3



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94.

BASIS OF ELEVATION:

DATUM: NAVD 88
PROJECT BENCHMARK: CITY OF RENO BENCHMARK NO. 2534, HAVING AN ELEVATION OF 4521.11'.

FLOOD ZONE NOTE:

FEMA FIRM MAP NO. 32031C0767E, DATED MARCH 16, 2009 DESIGNATES THIS SITE AS BEING IN AN UNSHADED FLOOD ZONE X.

NOTES:

1. ALL CONSTRUCTION SHALL BE PER UNIFORM STANDARD SPECIFICATIONS AND DRAWINGS, RENO, WASHOE COUNTY REVISION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION WITH ADJOINING PROPERTY PUBLIC OR PRIVATE. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
4. ADD 4500 FEET TO ALL SPOT ELEVATIONS.
5. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
6. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DIRT FROM TRANSFERING THE PROPERTY LINE.
7. THE CONTRACTOR SHALL NOTIFY ALL EFFECTIVE PUBLIC ENTITIES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SCS ENGINEER, THE CITY OF RENO, TMWA, AND NV ENERGY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.

LEGEND:

- EXISTING A.C. AREA
- A.C. PAVING AREA
- EXISTING CONCRETE AREA
- CONCRETE AREA
- PAVER AREA

SEWER CAPACITY:

PROPOSED SITE WILL UTILIZE PORTABLE RESTROOM FACILITIES FOR EVENTS. NO ADDITIONAL DRAIN CONTRIBUTION TO EXISTING PUBLIC INFRASTRUCTURE.

HYDROLOGY NOTE:

EXISTING SITE CONSISTED ENTIRELY OF BUILDINGS AND ASPHALT PAVING. THE PROPOSED SITE WILL INCLUDE THE ADDITION OF LANDSCAPE AREAS, THUS REDUCING THE OVERALL COMBINED RUNOFF. EXISTING FLOW PATTERNS ARE BEING MAINTAINED.

E&E PERMIT NOTE:

AN EXCAVATION AND ENCROACHMENT PERMIT MUST BE OBTAIN FROM THE CITY OF RENO PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 12-13-21
DRAWN BY: ACADCADD
DESIGNED BY: G.S.W.
CHECKED BY: G.S.W.

JACOBS GLOW PLAZA AND FESTIVAL AREA
CONDITIONAL USE PERMIT
PRELIMINARY SITE/UTILITY PLAN

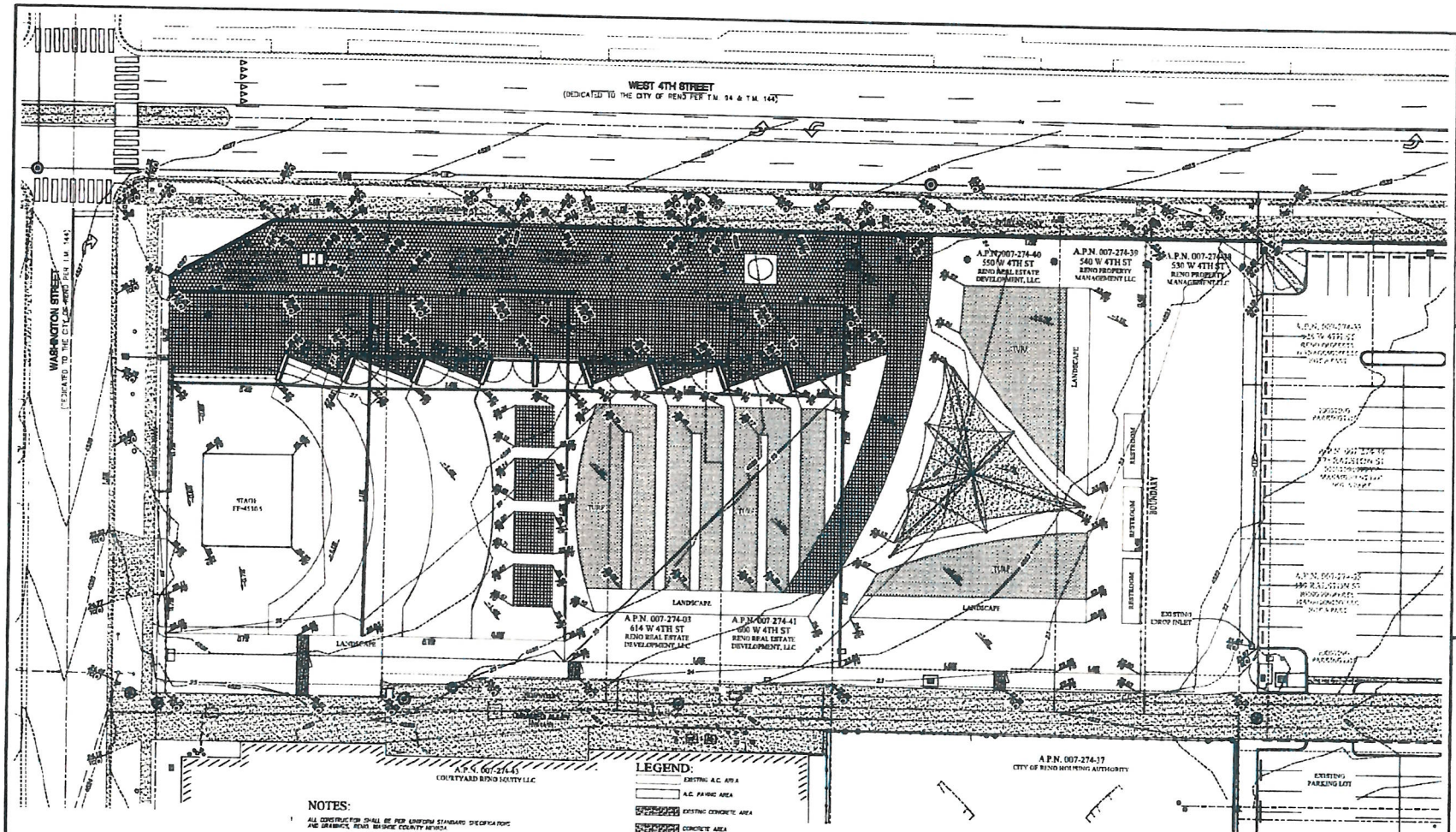
RENO, WASHOE COUNTY, NEVADA

ODYSSEY ENGINEERING INCORPORATED
801 WINSTON PARK, SUITE 104, RENO, NV 89512
(775) 786-6022 FAX (775) 786-6028
CIVIL ENGINEERS • LAND SURVEYORS

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
GABRIEL S. WETTLER
Exp. 6-30-22
CIVIL
No. 16859
12-13-21

SCALE
HORIZ. 1"=20'
VERT. ----
JOB NO.

SHEET
C-2
OF
3



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94.

BASIS OF ELEVATION:

DATUM: NAVD 88
PROJECT BENCHMARK: CITY OF RENO BENCHMARK NO. 2834, HAVING AN ELEVATION OF 4531.11'

FLOOD ZONE NOTE:

FEMA FIRM MAP NO. 32031C0315G, DATED MARCH 16, 2009 DESIGNATES THIS SITE AS BEING IN AN UNSHADED FLOOD ZONE 'X'

NOTES:

1. ALL CONSTRUCTION SHALL BE PER UNIFORM STANDARD SPECIFICATIONS AND DRAWINGS, RENO WASHOE COUNTY NEVADA.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY INFORMATION SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
4. ADD 4500 FEET TO ALL SPOT ELEVATIONS.
5. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
6. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DIRT FROM TRAVERSING THE PROPERTY LINE.
7. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PUBLIC ENTITIES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, THE CITY OF RENO, TMFR, AND NV ENERGY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS ON POT-HOLING PRIOR TO CONSTRUCTION.

LEGEND:

- EXISTING A.C. AREA
- A.C. PAVING AREA
- EXISTING CONCRETE AREA
- CONCRETE AREA
- PAVER AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CATCH BASIN
- STORM DRAIN MAIN (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- GRADE BREAK
- EXISTING
- SLOPE IN PERCENT
- ELEVATION @ FINISH GRADE
- ELEVATION @ TOP OF CURB
- ELEVATION @ GRADE BREAK
- ELEVATION @ FLOW LINE
- ELEVATION @ HIGH POINT
- ELEVATION @ LOW POINT
- ELEVATION @ FUTURE IMPROVEMENTS
- ELEVATION @ EXISTING IMPROVEMENTS

HYDROLOGY NOTE:

EXISTING SITE CONSISTED ENTIRELY OF BUILDINGS AND ASPHALT PAVING. THE PROPOSED SITE WILL INCLUDE THE ADDITION OF LANDSCAPE AREAS, THUS REDUCING THE OVERALL COMBINED RUNOFF. EXISTING FLOW PATTERNS ARE BEING MAINTAINED.

E&E PERMIT NOTE:

AN EXCAVATION AND ENCROACHMENT PERMIT MUST BE OBTAIN FROM THE CITY OF RENO PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY

EARTHWORK QUANTITY:

CUT: 500 C.Y.
FILL: 500 C.Y.
NO EXPORT OR IMPORT

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 12-13-21
DRAWN BY: KCADROZO
DESIGNED BY: G.S.W.
CHECKED BY: G.S.W.

JACOBS GLOW PLAZA AND FESTIVAL AREA
CONDITIONAL USE PERMIT
PRELIMINARY GRADING PLAN

WASHOE COUNTY, NEVADA
RENO,

Odyssey ENGINEERING INCORPORATED
855 RIVER'S EDGE, SUITE 150, SPARKS, NV 89431
(775) 359-3183 FAX (775) 359-3185
ODYSSEY@ODYSSEYENG.COM

ENGINEER-STATE OF NEVADA
GABRIEL S. WETTLER
EXP. 6/30/22
CIVIL
No. 15555
12-13-21

SCALE
HORIZ. 1"=20'
VERT. ---
JOB NO.

SHEET
C-3
OF
3

HYDROLOGY REPORT

FOR

JACOBS GLOW PLAZA AND FESTIVAL AREA

PREPARED FOR

Reno Real Estate Development LLC
17301 W Colfax Ave, STE 250
Golden, CO 80401

December, 2021

895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

odyssey ENGINEERING INCORPORATED

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FEMA FLOOD MAP
PROPOSED GRADING PLAN, G-1

Proposed project description:
The proposed project will consist of paved area for future event gatherings, paver areas for art plazas, and open space for landscape buffering.

Historic Drainage System:

Previous Drainage:
The existing commercial areas were comprised almost entirely of pavement and building, and have been modeled as "paved" for analysis purposes. APN 007-274-38 and 39 appear to have originally had residential structures with some open yard space. All existing flows travel in a southeasterly direction towards the existing adjacent alley where flows are collected and conveyed east to an existing drop inlet.

Proposed Drainage System:

Hydrologic Modeling Methods:
To determine the peak discharge of water for the 5-year and 100-year peak flow events the Rational Method was used for both existing and proposed conditions, with the calculations available in Appendix A.

Criteria:
Rational Method analysis per City of Reno Public Works Design Manual, Chapter 2, Section 3, #3.

Q=CiA, where:

C=Weighted Runoff Coefficient Calculation.
i_5=1.36 in/hr, COR PWDM Rainfall Intensity Chart, tc=10 min.
i_{100}=3.40 in/hr, COR PWDM Rainfall Intensity Chart, tc=10 min.
A=Area of Land

Reference Appendix A for rational method analysis information.

Runoff and other contributions:
The native drainage patterns will be maintained, discharging sheet flows to the existing private alley. The existing drop inlet in the southeast corner of the site will remain in place. Adjacent parking lot improvements (same owner and developer) to the east have upgraded the existing alley in the southeast corner, and now provide for an emergency overflow path for storm flows to reach Ralston St should the existing drop inlet get inundated. The change in use has resulted in a slight decrease in anticipated runoff, so no on-site detention is proposed with this development.

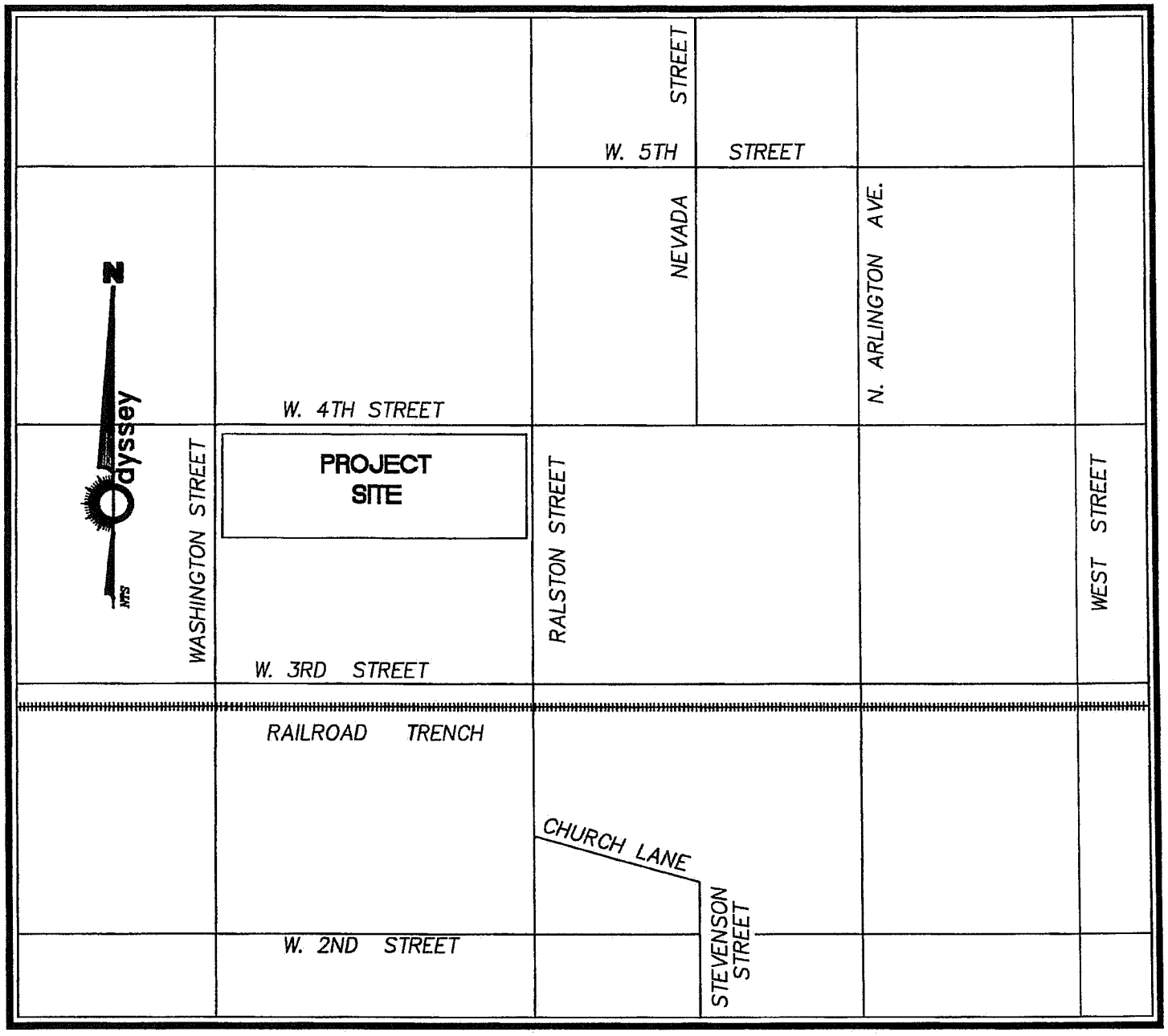
Flood Zone Information:

The proposed development lies within an area designated as an unshaded flood zone X (outside 500-year floodplain) on FEMA Flood Insurance Rate Map No. 32031C3039G, dated March 16, 2009.

Conclusion:

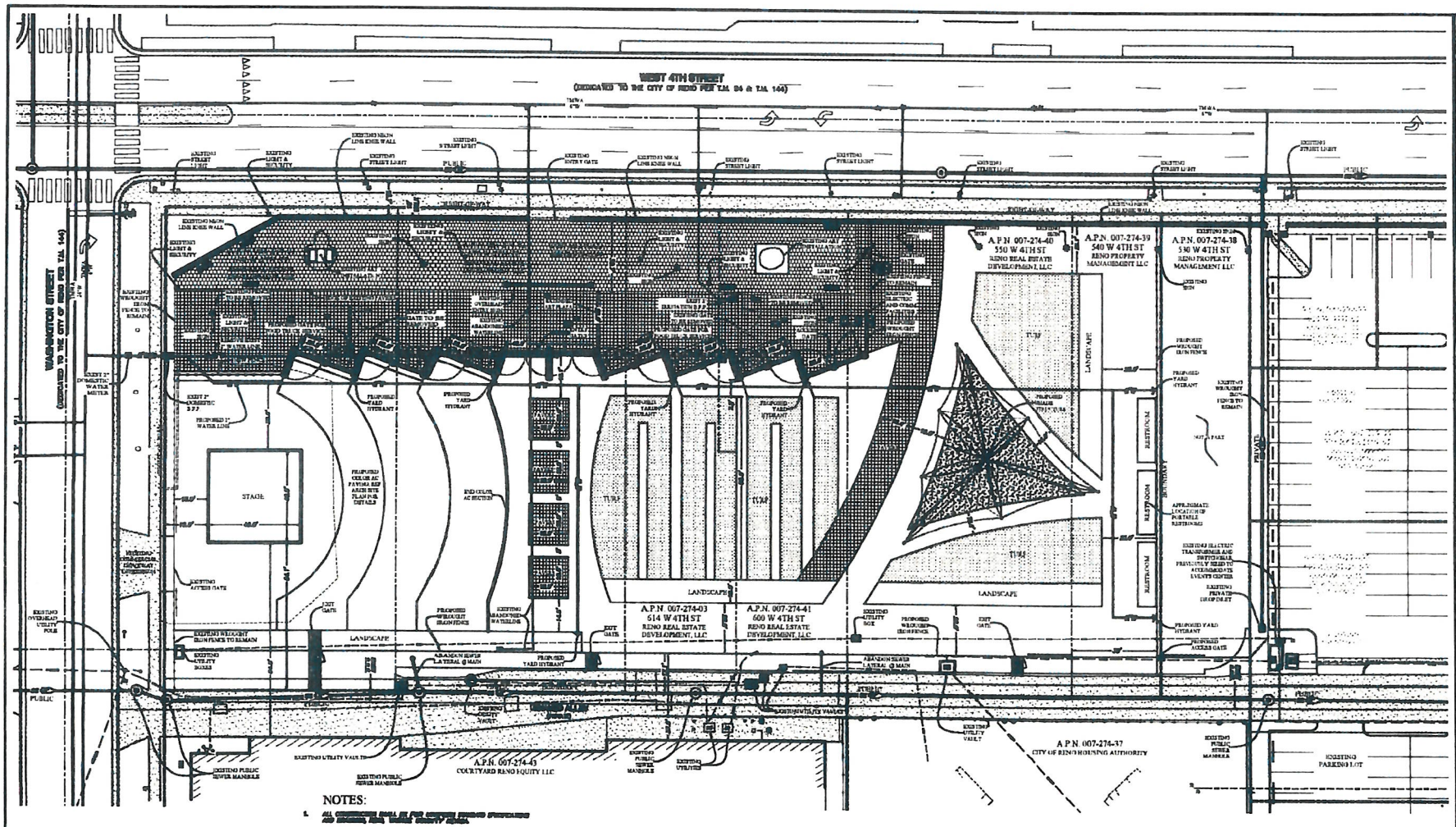
The proposed site has been designed to provide sufficient landscape/open space to offset the developed areas in order to prevent an increase in runoff from the previously developed condition. Native flow patterns will remain in effect. The proposed project will have no adverse effect on existing or future improvements or neighboring properties. All calculations and proposed improvements for the proposed project conform to appropriate standards and requirements.

APPENDIX A


W. 5TH STREET
NEVADA
N. ARLINGTON AVE.
W. 4TH STREET
Odyssey
N
NTS
WASHINGTON STREET
PROJECT SITE
RALSTON STREET
WEST STREET
W. 3RD STREET
RAILROAD TRENCH
CHURCH LANE
STEVENSON STREET
W. 2ND STREET

VICINITY

EXISTING CONDITIONS DISPLAY



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4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

BASIS OF BEARING:

[illegible]

BASIS OF ELEVATION:

[illegible]

FLOOD ZONE NOTE:

[illegible]

LEGEND:

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

HYDROLOGY NOTE:

[illegible]

E&E PERMIT NOTE:

[illegible]

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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

JACOBS GLOW PLAZA AND FESTIVAL AREA
CONDITIONAL USE PERMIT
PRELIMINARY SITE/UTILITY PLAN
RENO, WASHOE COUNTY, NEVADA

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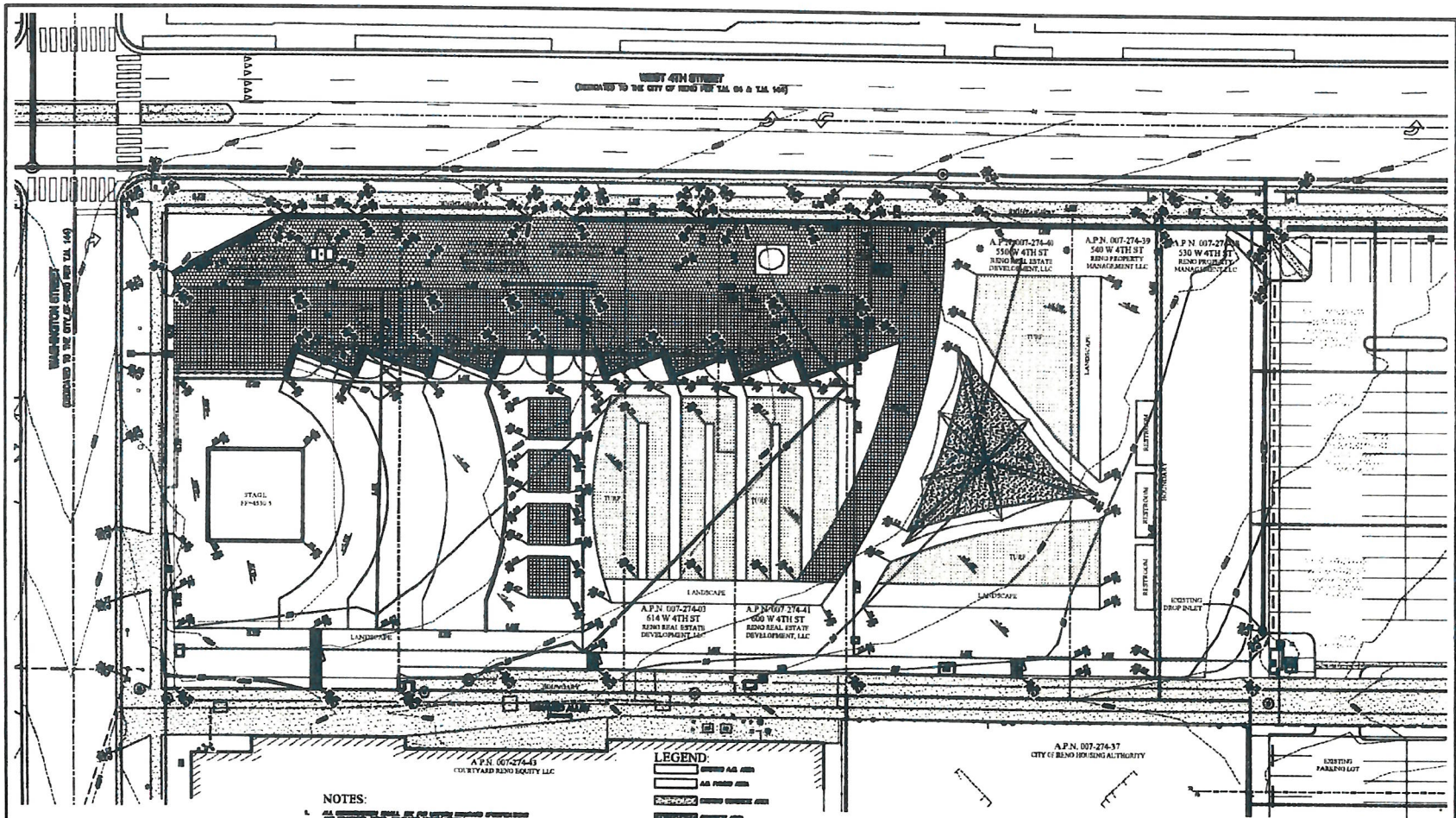
C-2

3



BASIS OF BEARING:

BASIS OF ELEVATION:

FLOOD ZONE NOTE:

NOTES:

LEGEND:

HYDROLOGY NOTE:

E&E PERMIT NOTE:

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GRAPHIC SCALE

JACOBS GLOW PLAZA AND FESTIVAL AREA
CONDITIONAL USE PERMIT
PRELIMINARY GRADING PLAN
WASHOE COUNTY, NEVADA

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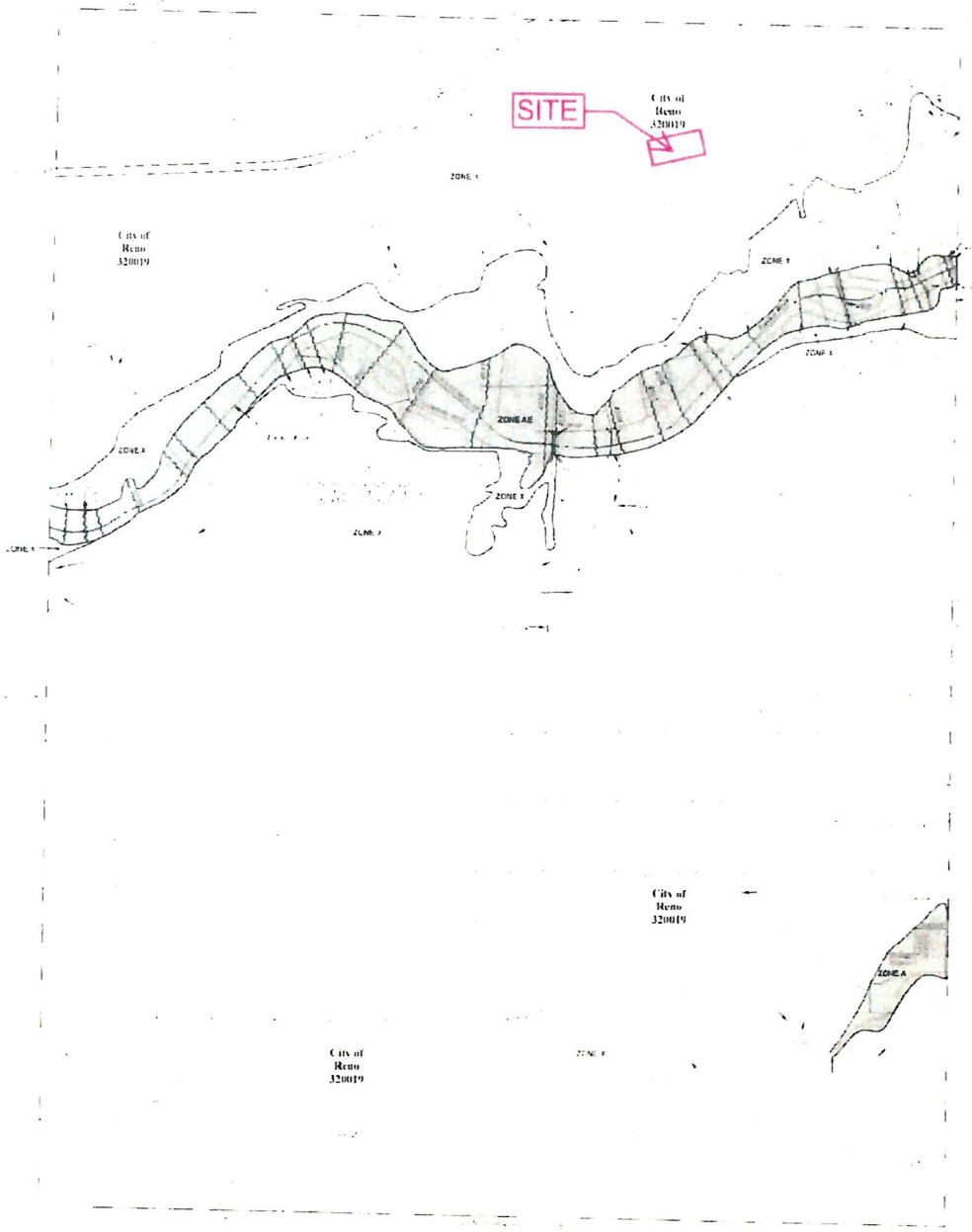
C-3

3

NOTES TO USERS



LEGEND

PANEL 3039G

FIRM

FLOOD INSURANCE RATE MAP

WASHOE COUNTY, NEVADA AND INCORPORATED AREAS

PANEL 3039 OF 3475

MAP NUMBER 32031C3039G

MAP REVISED MARCH 16, 2009

Federal Emergency Management Agency

JACOBS GLOW PLAZA AND FESTIVAL AREA
RATIONAL METHOD: 5-YEAR AND 100-YEAR 24 HOUR STORM

AREA	A (acres)	C_5	C_{100}	Tc (min.)	INTENSITY i_5 (in/hr)	Q_5 $Q_5=Ci_5A$ (cfs)	INTENSITY i_{100} (in/hr)	Q_{100} $Q_{100}=Ci_{100}A$ (cfs)	FLOWS TO
EXIST PAVED	2	0.88	0.93	10	1.36	**2.39**	3.4	**6.32**	ALLEY
EXIST RESIDENTIAL	0.32	0.45	0.60	10	1.36	**0.20**	3.4	**0.65**	ALLEY
PROP PAVED	2.02	0.88	0.93	10	1.36	**2.42**	3.4	**6.39**	ALLEY
PROP OPEN	0.3	0.05	0.30	10	1.36	**0.02**	3.4	**0.31**	ALLEY
						0.15 DECREASE		0.28 DECREASE	

NOAA Atlas 14, Volume 1, Version 5
Location name: Reno, Nevada, USA*
Latitude: 39.5293°, Longitude: -119.8227°
Elevation: 4531.89 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.08 (0.924-1.25)	1.33 (1.14-1.57)	1.79 (1.52-2.11)	2.22 (1.88-2.64)	2.96 (2.44-3.55)	3.65 (2.90-4.43)	4.46 (3.44-5.48)	5.44 (4.03-6.85)	7.06 (4.91-9.19)	8.51 (5.66-11.4)
10-min	0.822 (0.702-0.942)	1.01 (0.864-1.19)	1.36 (1.16-1.61)	1.69 (1.43-2.00)	2.26 (1.86-2.70)	2.77 (2.21-3.37)	3.40 (2.62-4.18)	4.15 (3.07-5.21)	5.36 (3.73-7.00)	6.47 (4.31-8.65)
15-min	0.676 (0.580-0.780)	0.840 (0.716-0.984)	1.13 (0.960-1.33)	1.40 (1.19-1.66)	1.86 (1.54-2.23)	2.29 (1.83-2.78)	2.80 (2.16-3.45)	3.42 (2.54-4.31)	4.44 (3.08-5.78)	5.36 (3.56-7.14)
30-min	0.456 (0.390-0.526)	0.566 (0.482-0.664)	0.760 (0.648-0.896)	0.942 (0.798-1.12)	1.25 (1.04-1.50)	1.54 (1.23-1.87)	1.89 (1.46-2.32)	2.31 (1.71-2.90)	2.99 (2.08-3.89)	3.60 (2.40-4.81)
60-min	0.283 (0.242-0.326)	0.350 (0.298-0.411)	0.470 (0.401-0.554)	0.583 (0.494-0.691)	0.776 (0.641-0.931)	0.955 (0.761-1.16)	1.17 (0.902-1.44)	1.43 (1.06-1.80)	1.85 (1.29-2.41)	2.23 (1.48-2.98)
2-hr	0.190 (0.168-0.217)	0.234 (0.209-0.270)	0.300 (0.264-0.345)	0.357 (0.309-0.410)	0.445 (0.374-0.517)	0.523 (0.428-0.618)	0.612 (0.488-0.734)	0.731 (0.556-0.908)	0.953 (0.686-1.22)	1.15 (0.800-1.50)
3-hr	0.151 (0.135-0.170)	0.187 (0.170-0.212)	0.234 (0.210-0.265)	0.271 (0.241-0.308)	0.324 (0.283-0.371)	0.370 (0.317-0.429)	0.426 (0.358-0.501)	0.500 (0.409-0.610)	0.638 (0.503-0.818)	0.776 (0.586-1.01)
6-hr	0.106 (0.095-0.118)	0.132 (0.119-0.148)	0.164 (0.147-0.183)	0.187 (0.167-0.210)	0.218 (0.192-0.246)	0.241 (0.209-0.275)	0.265 (0.226-0.305)	0.292 (0.244-0.341)	0.340 (0.277-0.414)	0.395 (0.316-0.512)
12-hr	0.069 (0.062-0.076)	0.086 (0.078-0.096)	0.108 (0.097-0.120)	0.125 (0.112-0.139)	0.147 (0.130-0.166)	0.164 (0.143-0.187)	0.182 (0.156-0.209)	0.199 (0.167-0.232)	0.222 (0.180-0.265)	0.241 (0.191-0.292)
24-hr	0.043 (0.039-0.048)	0.054 (0.049-0.060)	0.068 (0.062-0.076)	0.080 (0.072-0.088)	0.095 (0.086-0.106)	0.108 (0.096-0.120)	0.121 (0.107-0.136)	0.135 (0.118-0.152)	0.153 (0.132-0.174)	0.168 (0.142-0.193)
2-day	0.026 (0.023-0.029)	0.032 (0.029-0.036)	0.041 (0.037-0.046)	0.048 (0.043-0.054)	0.058 (0.051-0.065)	0.066 (0.058-0.074)	0.074 (0.064-0.084)	0.082 (0.071-0.095)	0.094 (0.080-0.110)	0.104 (0.086-0.122)
3-day	0.019 (0.017-0.021)	0.023 (0.021-0.026)	0.030 (0.027-0.034)	0.035 (0.032-0.040)	0.043 (0.038-0.048)	0.049 (0.043-0.055)	0.055 (0.048-0.063)	0.062 (0.053-0.071)	0.072 (0.060-0.083)	0.080 (0.066-0.094)
4-day	0.015 (0.014-0.017)	0.019 (0.017-0.021)	0.024 (0.022-0.027)	0.029 (0.026-0.033)	0.035 (0.031-0.040)	0.041 (0.036-0.046)	0.046 (0.040-0.053)	0.052 (0.045-0.060)	0.061 (0.051-0.070)	0.067 (0.055-0.079)
7-day	0.010 (0.009-0.012)	0.013 (0.011-0.015)	0.017 (0.015-0.019)	0.020 (0.017-0.023)	0.024 (0.021-0.028)	0.028 (0.024-0.032)	0.031 (0.027-0.036)	0.035 (0.030-0.041)	0.041 (0.034-0.048)	0.045 (0.037-0.054)
10-day	0.008 (0.007-0.009)	0.010 (0.009-0.011)	0.013 (0.012-0.015)	0.016 (0.014-0.018)	0.019 (0.017-0.022)	0.022 (0.019-0.025)	0.024 (0.021-0.028)	0.027 (0.023-0.031)	0.031 (0.026-0.036)	0.034 (0.028-0.040)
20-day	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.010-0.013)	0.013 (0.011-0.015)	0.014 (0.012-0.016)	0.016 (0.014-0.018)	0.018 (0.015-0.021)	0.020 (0.016-0.023)
30-day	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.010 (0.008-0.011)	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.013 (0.011-0.016)	0.014 (0.012-0.017)
45-day	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.006 (0.005-0.008)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.009-0.012)
60-day	0.002 (0.002-0.003)	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.007-0.010)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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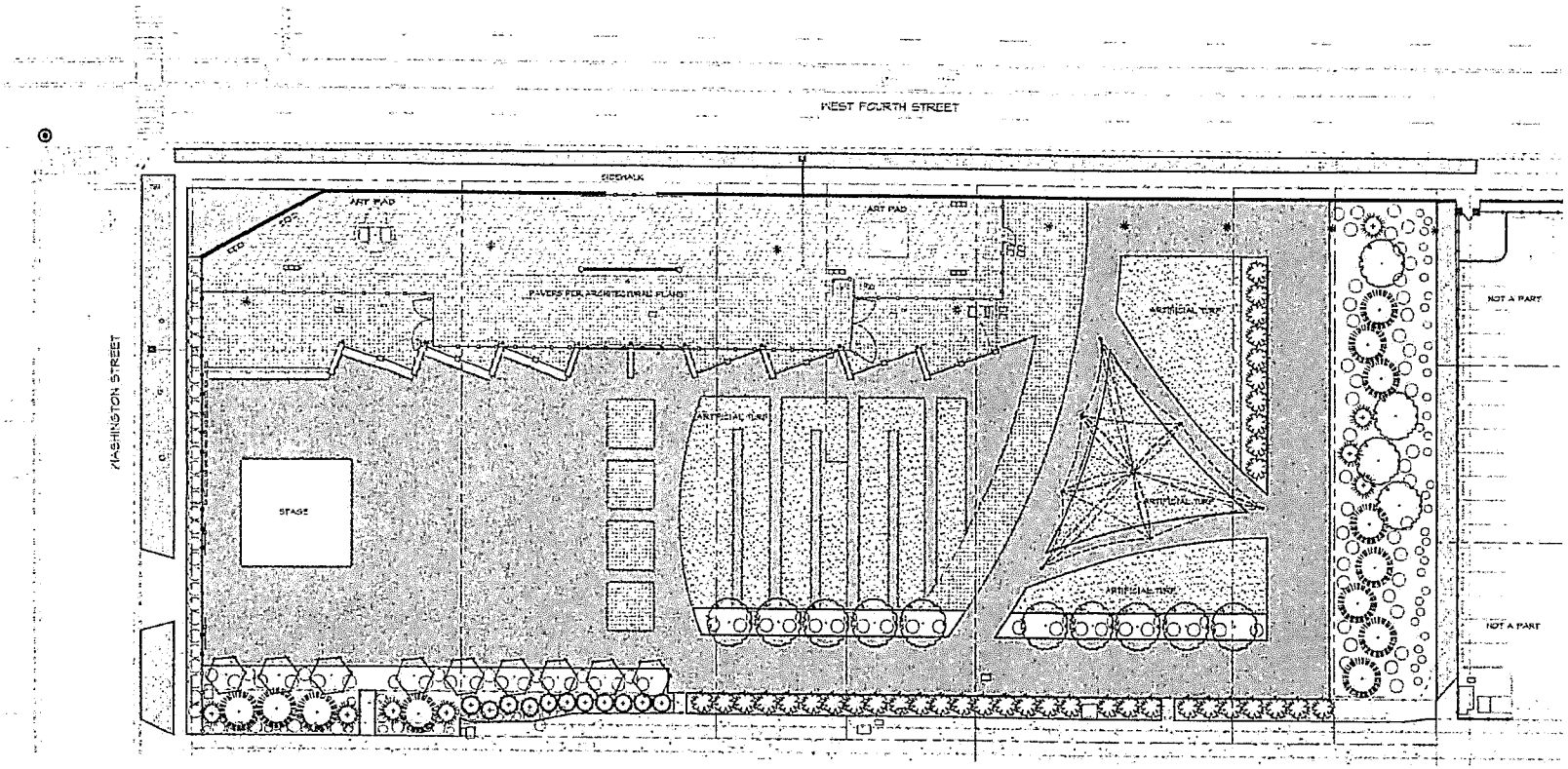
RATIONAL FORMULA METHOD
RUNOFF COEFFICIENTS

Land Use or Surface Characteristics	Aver. % Impervious Area	Runoff Coefficients 5-Year (C_5)	Runoff Coefficients 100-Year (C_{100})
Business/Commercial:			
Downtown Areas	85	.82	.85
Neighborhood Areas	70	.65	.80
Residential:			
(Average Lot Size)			
⅛ Acre or Less (Multi-Unit)	65	.60	.78
¼ Acre	38	.50	.65
⅛ Acre	30	.45	.60
½ Acre	25	.40	.55
1 Acre	20	.35	.50
Industrial:	72	.68	.82
Open Space:			
(Lawns, Parks, Golf Courses)	5	.05	.30
Undeveloped Areas:			
Range	0	.20	.50
Forest	0	.05	.30
Streets/Roads:			
Paved	100	.88	.93
Gravel	20	.25	.50
Drives/Walks:	95	.87	.90
Roof:	90	.85	.87

Notes:

1. Composite runoff coefficients shown for Residential, Industrial, and Business/Commercial Areas assume irrigated grass landscaping for all pervious areas. For development with landscaping other than irrigated grass, the designer must develop project specific composite runoff coefficients from the surface characteristics presented in this table.

VERSION: April 30, 2009	REFERENCE:	TABLE 701
WRC ENGINEERING INC	USDCM, DROCOG, 1969 (with modifications)	



0' 20' 40' 80'

Scale in Feet

PLANT LEGEND

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
		DECIDUOUS TREES	
	-	CARPINUS BETULUS 'FASTIGIATA'/ PYRAMIDAL EUROPEAN HORNBEAM	2" CAL
	-	LIQUIDAMBAR STYRACIFLUA 'HARDY' CHEROKEE SWEETGUM	2" CAL
	-	MALUS 'BRANDYWINE'/ BRANDYWINE CRABAPPLE	2" CAL
		EXISTING EVERGREEN TREES TO BE REPLANTED	
	-	THUJA OCCIDENTALIS 'SMARAGD'/ EMERALD GREEN ARBORVITAE	6' MIN
		EVERGREEN TREES	
	-	CUPRESSOCYPARIS LEYLANDII/ LEYLAND CYPRESS	6' MIN. HT.
	-	JUNIPERUS CHINENSIS 'SPARTAN'/ SPARTAN JUNIPER	6' MIN. HT.
	-	JUNIPERUS VIRGINIANA 'WICHITA BLUE'/ WICHITA BLUE JUNIPER	6' MIN. HT.

SHRUBS & ORNAMENTAL GRASSES

A	-	ARCTOSTAPHYLOS UVA-URSI/ MOOD'S COMPACT KINNIKINNICK	2 GAL
B	-	CORNUS ALBA 'ELEGANTISSIMA'/ VARIEGATED RED TWIG DOGWOOD	5 GAL
C	-	LAVENDULA ANGUSTIFOLIA/ ENGLISH LAVENDER	5 GAL
D	-	MISCANTHUS SINENSIS 'GRACILLIMUS'/ MAIDEN GRASS	5 GAL
E	-	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY DWARF' FOUNTAIN GRASS	2 GAL
F	-	ROSA X 'NOARESCO'/ GROUNDCOVER ROSE	2 GAL
G	-	ROSA X 'NOASCHNEE'/ WHITE GROUNDCOVER ROSE	2 GAL
H	-	RHUS AROMATICA/ GRO-LOW SUMAC	2 GAL
I			

MULCH LEGEND

INSTALL MULCH IN ALL PLANTING BEDS PER SPECIFICATIONS.

- SMALL CHUNK BARK (GAS)
- RIVER COBBLE, 6" MINUS (GAS)
- RIVER COBBLE, 18" MINUS (GAS)
- ARTIFICIAL SOD.

LANDSCAPE BOULDERS - SALVAGED ON-SITE OR IMPORTED LANDSCAPE BOULDERS TO BE RANDOMLY PLACED THROUGHOUT THE LANDSCAPE AS INDICATED PER PLAN. SIZE TO VARY, 24" DIA. MIN.

LANDSCAPE DATA:

SITE AREA	44,552 SF
ZONE/HUCR -KEYSTONE OVERLAY DISTRICT	
REQUIRED LANDSCAPE AREA	18,910 SF (20%)
LANDSCAPE AREA PROVIDED	24,698 SF (26%)
REQUIRED TREES: (1 PER 500 SF OF REQUIRED AREA)	67
TOTAL TREES PROVIDED	67 MIN.

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Studio Nevada
the landscape architecture studio
(775) 333-2221
Reno NV 89431
www.studionevada.com
NV RLA #10

L.A. Studio Nevada

REGISTERED LANDSCAPE ARCHITECT
RYAN HANDLEY
NV
STATE OF NEVADA

Preliminary Planting Plan
GLOW PLAZA
Ono Studio D & A

No.	Revision Date

L.A. No. 2019-0-0-0-2
Designed: LE
Drawn: LE
Checked: RPH
Date: 01.07.20

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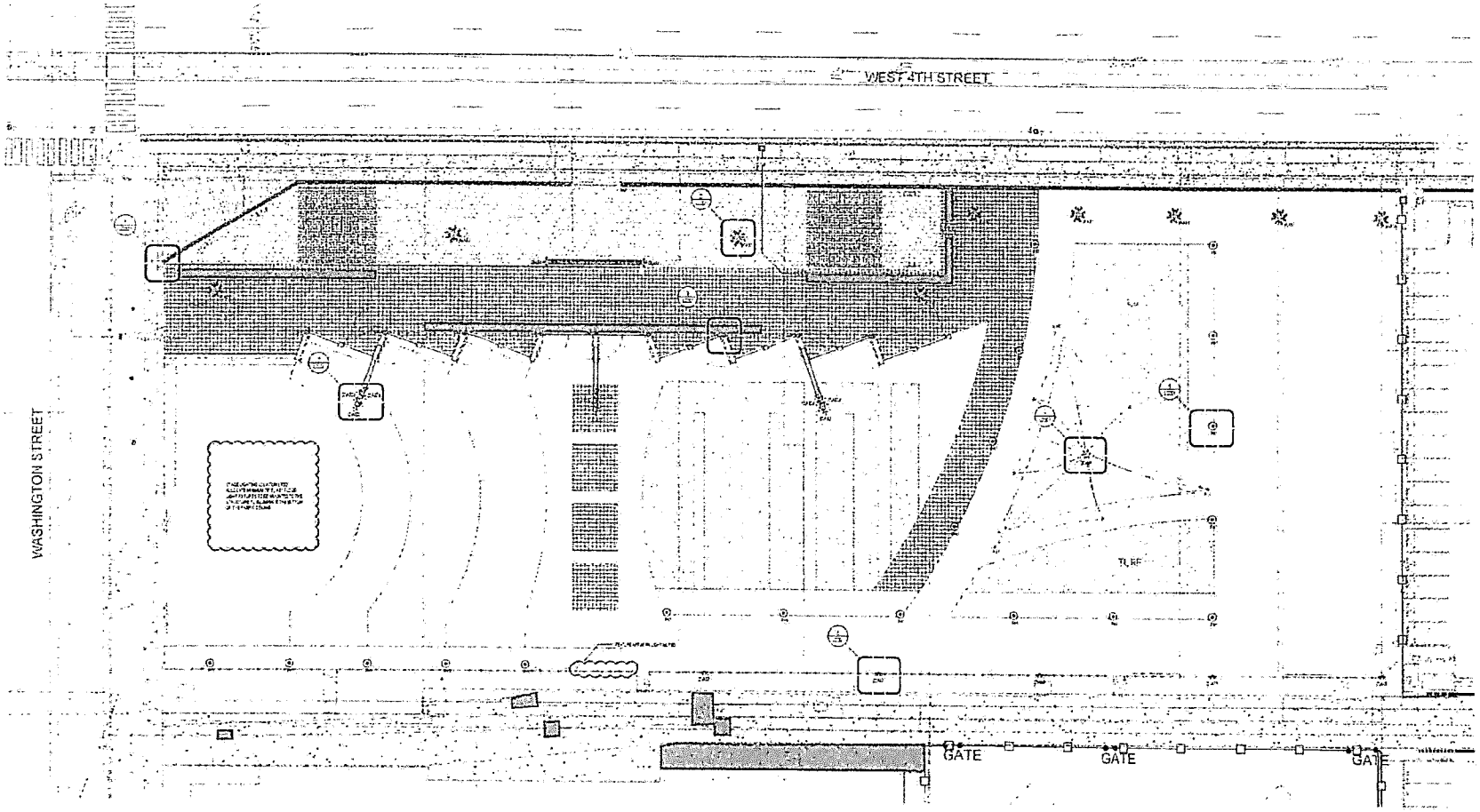
of
1



1 OVERALL LIGHTING PLAN
SCALE 1/8"=1'-0"

ONESTUDIO D+A
4751 Lakeside Drive, Suite 1100
Reno, Nevada 89511
P (775) 336-2883
ONESTUDIODA.COM

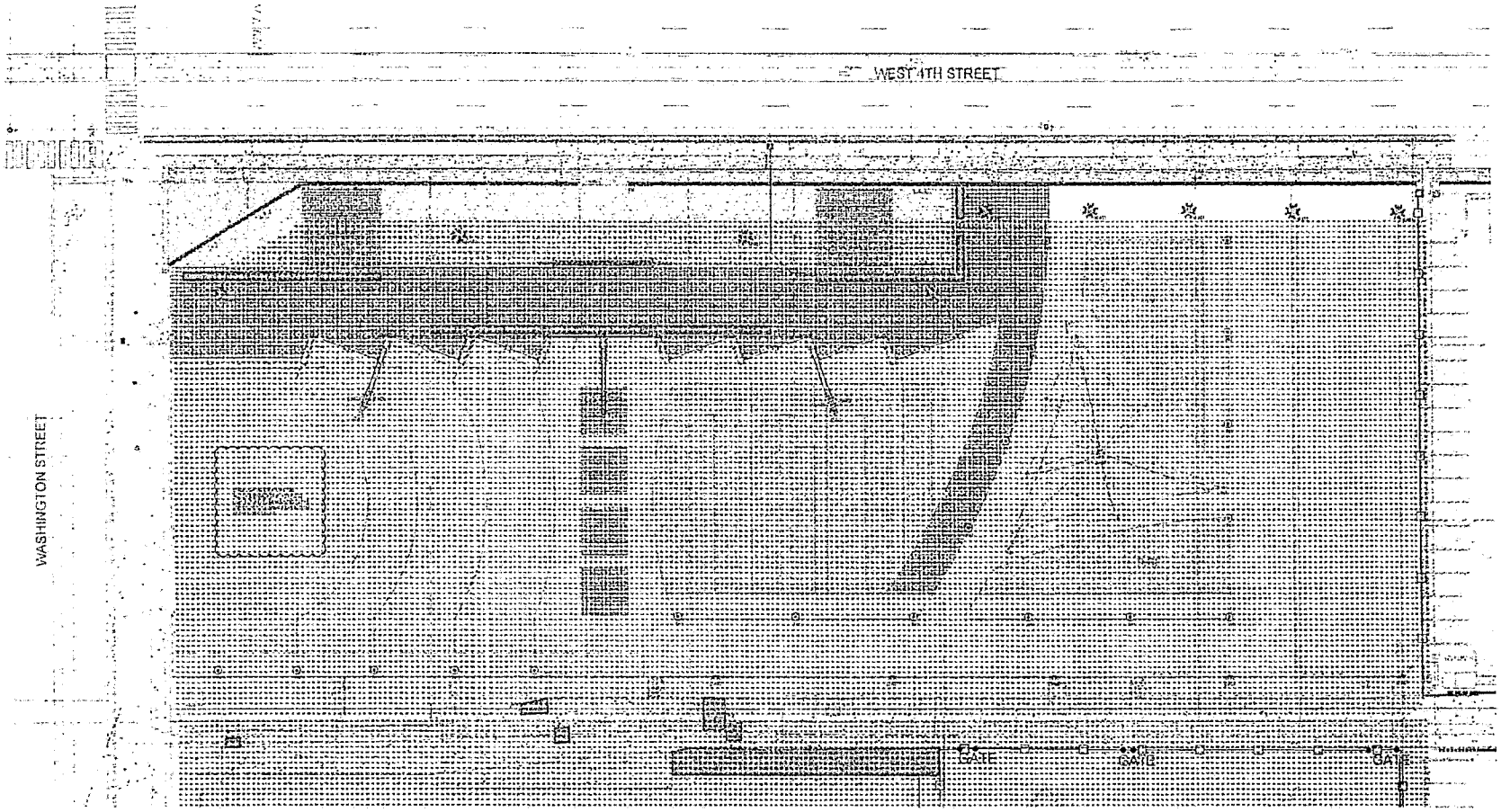
LIGHTING DESIGN ALLIANCE
PRESTIGE LEAD TEAM
BEACH GARDEN CITY USA
T 302 883 5363
F 302 883 5363
www.lightingdesignalliance.com

JACOBS GLOW PLAZA & FESTIVAL AREA
WASHINGTON & 4TH STREET
EDGO LEVADA

Revisions :

Sheet Title :
OVERALL LIGHTING PLAN

project no 21-123GH
date 2021-12-09
drawing name
Sheet No :
LD101



1 OVERALL LIGHTING PLAN
SCALE 1/16" = 1'-0"

ONESTUDIO D+A
6151 Lakeside Drive, Suite 1100
Reno, Nevada 89511
P (775) 352-2440
ONESTUDIODESIGN.COM

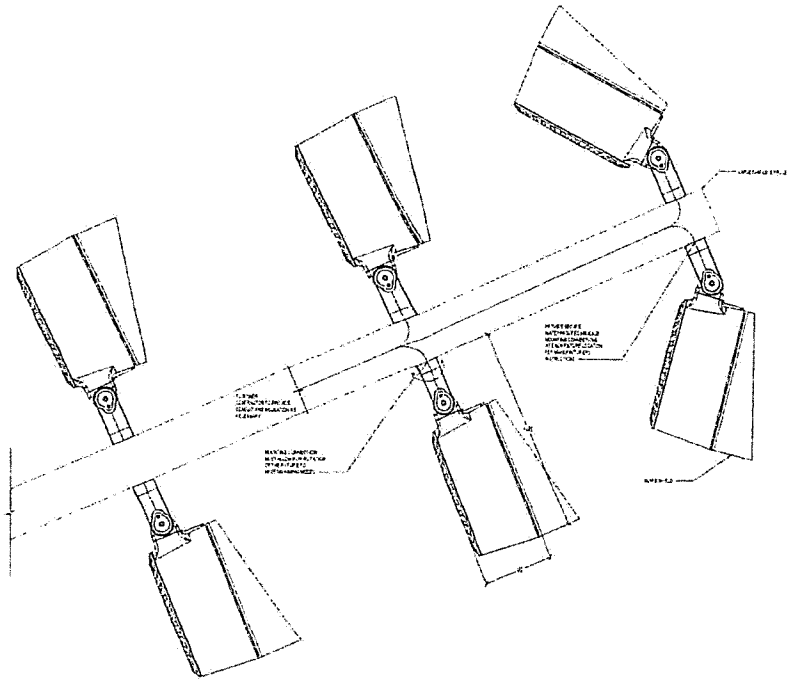
LIGHTING DESIGN ALLIANCE
2001 TEMPLE AVE. LONG BEACH, CALIFORNIA 90806 USA
T 562.987.3411
F 562.987.3412
www.lighting-design-alliance.com

JACOBS GLOW PLAZA & FESTIVAL AREA
WASHINGTON AVE. 4TH STREET
RENO, NEVADA

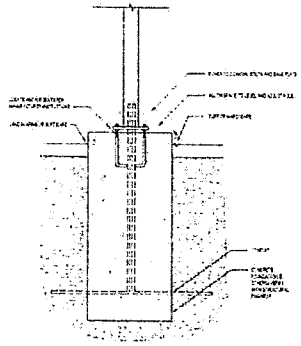
Revisions :

Sheet Title :
OVERALL LIGHTING PLAN

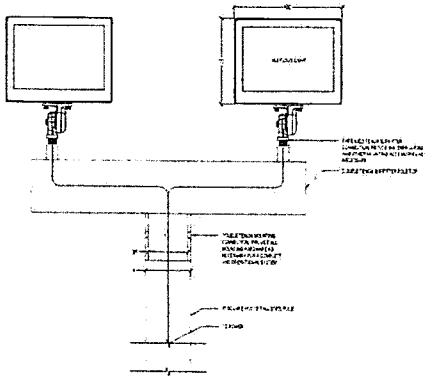
project no 21-120 GH
date 2021-12-09
drawing name
Sheet No :
LD101



7 AS2 LARGE FLOOD LIGHT MOUNTING DETAIL - TOP VIEW
SCALE 3"=1'-0"



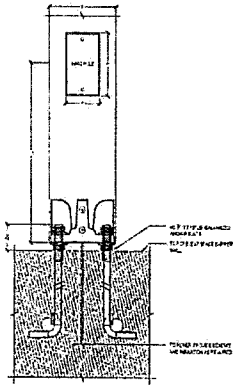
6 PH1 TYPICAL POLE BASE DETAIL
SCALE 1"=1'-0"



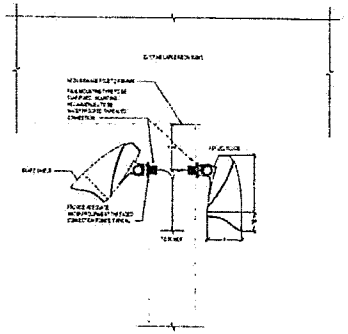
5 AS3 BOH DRIVE FLOOD LIGHT DETAIL
SCALE 1"=1'-0"

TURF TENT AND STAGE CANOPY FLOOD LIGHTING DETAILS TO BE COORDINATED WITH CANOPY POLE VENDOR

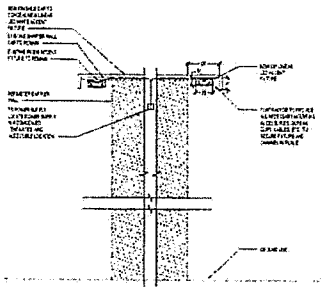
4 CANOPY FLOOD LIGHTING DETAIL
SCALE 3"=1'-0"



3 GH1 LIGHT STICK MOUNTING DETAIL
SCALE 1"=1'-0"



2 AS1 NEON SIGNAGE SMALL FLOOD LIGHTING DETAIL
SCALE 3"=1'-0"



1 SS1 BARRIER WALL ACCENT LIGHTING DETAIL
SCALE 1"=1'-0"

ONESTUDIO D+A
6131 Lakeside Drive, Suite 1103
Reno, Nevada 89511
P (775) 336-2633
ONESTUDIODNA.COM

LIGHTING DESIGN ALLIANCE
200 Telegraph Ave, Suite
Reno, Nevada 89502 USA
T 775 [illegible]
F 775 [illegible]
www.lightingdesignalliance.com

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WASHINGTON & 10th STREET
RENO, NEVADA

Revisions :

Sheet Title :
LIGHTING DETAILS

project no 21-1330H
date 2021-12-09
drawing name
Sheet No :
LD201

March 4, 2020

Brooklyn Oswald, PLA
Associate Planner
Community Development Department
City of Reno
One East First Street
Reno, NV 89505

PARKING AND TRAFFIC ANALYSIS FOR SANDS CONNECT EVENT VENUE

Dear Mr. Oswald,

This letter presents a Parking & Traffic Analysis Report for the Sands Connect event venue in Reno, NV. This study includes 1) a review of the planned land use and multi-modal transportation considerations, 2) a review of the planned parking supply compared to the estimated vehicle parking demand, and 3) a discussion of potential impacts on the local transportation network.

PROJECT OVERVIEW

The Sands Connect project is located within Reno's Neon Line, in the southeast quadrant of the West 4th Street / Washington Street intersection, as shown in **Figure 1** (attached). The venue is intended to be a flexible open-air entertainment space which is anticipated to host events which will typically have up to 2,000 attendees. Events will generally be held on weekends and Friday evenings (primarily between May and October), outside the typical weekday peak commute hours. Traffic generated by the events will occur during periods of lower existing traffic.

Multi-Modal Considerations

The site is easily accessed from the downtown grid roadway system with existing sidewalks and a growing network of bicycle facilities within the project area. The project site is served by multiple Regional Transportation Commission of Washoe County (RTC) RIDE fixed route bus stops within one block which provide access to five separate bus routes as shown in **Figure 2**. Existing RTC transit stops with access to the 3CC & 3CL bus routes are located on the west side of the West 4th Street / Washington Street intersection for both the eastbound and westbound travel directions. The Sands Connect venue will be located one block west of the existing Sands Hotel and Casino. It is anticipated that many of the attendees will walk from the Sands Hotel and Casino or from the other numerous hotels and high-density residential buildings in the immediate area. The project site is well connected to hotels and housing with sidewalks on nearly all streets in the project area and existing bicycle facilities on Ralston Street and Arlington Avenue, as shown in **Figure 3**. The Washoe RTC is planning to construct multi-modal improvements along W. 4th Street in front of the project site based on the most recent Regional Transportation Plan (RTP 2040)

and the 4th Street / Prater Way Corridor Study. This planned project will include sidewalk enhancements, bike lanes, and intersection improvements and will greatly enhance multi-modal access to the site. The Sands Connect project will include bike racks and a Rideshare loading zone for taxis/TNCs/shuttles to encourage visitors to utilize alternative travel modes. The general location of the bike racks and Rideshare loading zone are identified in the attached conceptual site plan (**Figure 1**).

PARKING DEMAND

The Federal Highway Administration (FHWA) publication *Managing Travel for Planned Special Events (2003)* presents mode share percentages for special events and indicates that transit, walking, and other trip types can account for 15% to 50% of the total person trips. Based on the downtown environment, proximity to numerous hotels & casinos, multi-modal accessibility of the site, planned multi-modal accommodations, and FHWA guidance, an estimated 40% of event attendees are assumed to arrive via modes other than a personal vehicle.

For the purposes of this analysis, we have accounted for up to 2,000 ticket holders/attendees at a typical event and assume that 60% of attendees will arrive via personal vehicles. The ITE Parking Generation (5th Edition) manual was reviewed for applicable parking demand rates. No applicable rates were available for this unique project type. The FHWA *Managing Travel for Planned Special Events (2003)* recommends vehicle occupancy factors of 2.2 to 2.8 persons per vehicle, depending on local factors, and reports data points with up to 3.1 persons per vehicle at special events. Review of other data identified through internet research indicates that parking demand for special events can commonly range from 2.5 persons to 3.5 persons per parking space (0.4 to 0.285 vehicles per stadium seat/ticket).

Having reviewed all this information, it is our conclusion that 3.0 seats per parking space is in the middle of the data range and a reasonable estimate for this unique project. This yields a parking rate of 0.33 parking spaces per person for the 60% of attendees arriving via personal vehicle. As shown in **Table 1**, applying a parking rate of 0.33 spaces per person to those arriving in personal vehicles (1,200 attendees) results in a total special event vehicle parking demand of 400 spaces.

Table 1. Estimated Sands Connect Parking Demand

Typical Attendees	Attendees arriving on Alternative Modes	Attendees Arriving in Personal Vehicles	Special Event Parking Rate (Spaces / Person)	Special Event Vehicle Parking Demand (Spaces)
2,000	800	1,200	0.33	400

PARKING SUPPLY

The Sands Connect project will be surrounded by several dedicated parking lots (currently in the permitting and construction phases), which will provide ample parking supply to accommodate parking

demand for special events. Attendees of the Sands Connect events can utilize parking spaces at three dedicated parking lots and, if necessary, may utilize overflow parking lots (see **Figure 3**, attached). These parking lots are all located within two blocks (roughly 1,000 feet) of the venue with Lots A, B, and C dedicated to Sands Connect parking needs. As shown in **Table 2**, the total supply of dedicated parking spaces is 400 parking spaces with an additional 119 parking spaces of overflow capacity (Lot D). This overflow lot is currently utilized for employee parking and overflow for the Sands Hotel and Casino. The parking utilization was analyzed for a Friday evening (7:30pm – 8pm) during the typical peak parking demand for the project. This analysis found that a total of 32% of the parking spaces in Lot D are utilized by the current parking demands. The remaining 68% of spaces (119 total spaces) could be utilized by Sands Connect attendees. This overflow parking area would accommodate nearly 18% of parking demand for all attendees. Additionally, this lot may be restricted to Sands Connect attendees and Sands guests in the future to accommodate parking demands, if necessary. If fully utilized, the available overflow parking supply in Lot D alone could accommodate parking demand from up to 528 attendees, which is 26% of all attendees.

Table 2. Available Parking Supply

Parking Lot	Available Parking Supply	Dedicated Parking	Approximate Distance from Project (ft.)
A	130	Yes	400
B	200	Yes	0
C	70	Yes	1,040
D	119	No	550
Total:	519		

Beyond these four lots identified, the Gold Dust West offers an additional supply of overflow parking, if necessary. As Gold Dust West is currently owned by the same entity as the Sands Connect, attendees of the Sands Connect could utilize available parking supply at the Gold Dust West without the need to develop a shared parking agreement between separate entities. The parking utilization of the Gold Dust West surface lot was analyzed for a Friday evening (7:30pm – 8pm) during the typical peak parking demand for the project. This analysis identified that a total of 199 spaces (60% of spaces) are utilized by current parking demand. The remaining 136 parking spaces (40% of spaces) could be utilized by Sands Connect attendees if the available supply in Lots A, B, C, and D is exhausted. This is not anticipated to be necessary due to the large number of dedicated and available parking spaces in the aforementioned lots.

Furthermore, on-street parking spaces on adjacent streets including Washington Street, Ralston Street, and 3rd Street provide a supplemental supply of available overflow parking spaces for the Sands Connect project. As shown in **Table 3**, the parking utilization along each street immediately surrounding the project site was identified during a typical Friday evening (7:30pm – 8 pm).

Table 3. On-Street Parking Supply

Parking Location (Extent)	Occupied Spaces	Parking Supply	Available Spaces
Ralston Street (3rd St - 4th St)*	17	29	12
Washington Street (3rd St - 4th St)	1	19	18
3rd Street (Washington St to Ralston St)	11	41	30
Total:	29	89	60
**Parking Supply estimates 23 ft per parallel parking space (RMC Fig. 18.12-21 – Off-Street Parking Standard)*			

As **Table 3** shows, the supply of available on-street parking spaces in the immediate project area provides additional overflow capacity. The 60 available on-street spaces immediately surrounding the project site could accommodate approximately 9% of parking demand from all attendees. **Exhibit 1** shows a view of Ralston Street looking north from the Lot D exit. As shown, the parking utilization on Ralston Street south of 3rd Street is low. The addition of on-street spaces on streets only one block away from the project site would add a significant number of overflow parking spaces to the supply although these spaces are not anticipated to be needed due to the significant amount of dedicated and available spaces in Lots A, B, C, and D.

Exhibit 1. Ralston Street (looking north from Lot D exit)

Overall, there is more than sufficient parking available in the immediate area for events with up to 2,000 attendees.

Total Parking Capacity

This study is intended to evaluate the parking and traffic impacts of a typical event at the Sands Connect but it is important to note that with the ample parking supply, this project could accommodate events with more than 2,000 attendees with minimal effort. By restricting Lot D access to Sands Connect attendees only and reserving 100 spaces in the Gold Dust West parking lot for attendees, the total parking supply for the project would be 676 parking spaces. With the addition of just half of the available on-street parking spaces on the project block (30 spaces), the total parking supply would be approximately 706 parking spaces. With an estimated 60% of attendees arriving via personal vehicle, the total parking supply in the immediate project area could accommodate an event up to approximately 3,500 attendees.

Pedestrian Access to Parking Supply

The parking areas identified above are located within approximately 1,000 feet of the Sands Connect project. Pedestrian access from each lot to the Sands Connect venue is easily navigable and includes high quality crossing infrastructure including Rectangular Rapid Flashing Beacons (RRFBs) and traffic signals (see **Figure 3**, attached). Pedestrian access from each parking lot is further analyzed below and summarized on attached **Figure 3**.

<u>Lot A & Gold Dust West</u>

Lot A is currently under construction and will provide a total of 130 dedicated parking spaces within 400 feet of the Sands Connect project upon completion. There is only one roadway crossing (W. 4th Street) between this parking lot and the Sands Connect venue. This crossing includes an existing RRFB with a pedestrian refuge island which diverts thru traffic on Washington Avenue, as shown in **Exhibit 2**.

Exhibit 2. 4th Street & Washington Ave crossing location with RRFB & pedestrian refuge island

The Gold Dust West parking lot is located in the northwest quadrant of the W. 4th Street / Washington Street intersection. The Gold Dust West parking lot currently has 335 parking spaces and based on field observation during a typical Friday evening (7:30pm – 8 pm) approximately 199 parking spaces are utilized by the current parking demand. The remaining 136 parking spaces may be utilized by Sands Connect attendees on an overflow basis, if necessary. Attendees parking at this location would cross W. 4th Street using the RRFB and Pedestrian Refuge Island shown in **Exhibit 2**.

Lot B

Lot B, shown in **Figure 3**, is located directly to the east of the venue. This lot will provide 200 dedicated parking spaces for the Sands Connect. There are two planned pedestrian connections from the Sands Connect site to this parking lot, see **Figure 1**.

Lot C

Lot C is currently under construction and will provide 70 dedicated parking spaces upon completion in May. Sands Connect event attendees parking at this location can walk west on 4th Street using the traffic signals and marked crosswalks at Arlington Avenue and Ralston Street or may walk west on 3rd Street using the RRFB at Arlington Avenue and the marked crosswalk at Ralston Street. The RRFB at the 3rd Street / Arlington Ave intersection is shown in **Exhibit 3**. It is important to note that the Arlington Street / 4th Street traffic signal automatically includes a pedestrian walk sign for eastbound / westbound pedestrians without the need to push the pedestrian button.

Exhibit 3. Existing RRFB at 3rd St & Arlington Avenue intersection

Lot D

Lot D is currently utilized as an overflow lot for employees and guests of the Sands Hotel and Casino. This lot is intended to be used as an overflow lot for Sands Connect attendees if parking supplies at Lots A, B, and C were exhausted. This lot has a total parking supply of 176 spaces, of which a total of 119 were observed to be vacant during a typical Friday night, in February. Furthermore, Lot D may accommodate additional spaces in the southwest corner, which currently does not have marked parking spaces. Attendees using this lot may cross the railroad trench via Ralston Street to the west of the lot or with the mid-block pedestrian bridge, shown in **Exhibit 4.** Crossing Ralston Street can be accomplished using the marked crosswalks shown in **Figure 3**.

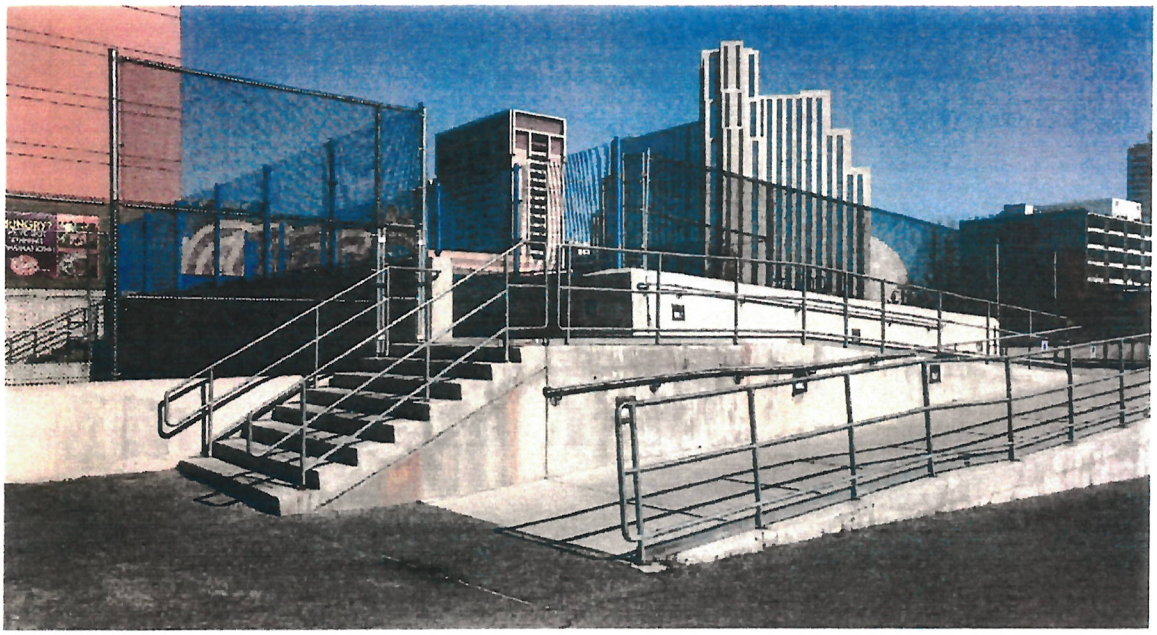


Exhibit 4. Pedestrian bridge over railroad trench at Lot D

As shown in **Figure 3**, there are quality pedestrian access routes from each parking lot to the event venue.

POTENTIAL TRANSPORTATION IMPACTS

This project will generate nearly no AM peak hour trips and with most events occurring on weekends and Friday evenings after the typical commute period, the number of PM peak hour trips generated by this project will be minimal. Based on FHWA guidance, the presence of existing multimodal facilities, and urban context of the project site, 40% of all attendees are estimated to arrive via alternative modes. With the remaining portion of attendees arriving at a rate of three per vehicle, the project is estimated to generate a total of 400 inbound and outbound new vehicle trips to and from the project site, separated by two hours or more. These vehicle trips will be dispersed throughout the study area to numerous

parking locations, all of which are easily accessed by the downtown street network which has significant available travel capacity.

It is important to note that transportation innovations such as ridesharing (Uber/Lyft) and micro-mobility (bike-share & scooter-share) are likely to have significant impacts on how people travel downtown and arrive to the Sands Connect in the years to come. As these modes continue to grow in popularity, the percentage of attendees arriving to the Sands Connect by personal vehicle may decline. In order to accommodate and encourage the use of ridesharing, the Sands Connect project will incorporate a loading zone at the southwest corner of the venue specifically for ridesharing and taxi services. Additionally, the project will include bike racks to accommodate bicycles, electric scooters, and other micro-mobility devices.

The multi-modal project planned by the RTC on W. 4th Street will also impact mode choice for attendees. The project includes the addition of bus / bike lanes which will improve transit operations on W. 4th Street in-front of the project site and create a needed east-west bicycle connection through downtown. The project is also envisioned to include enhancements to intersections and sidewalks between Keystone Avenue and Evans Avenue. These enhancements to the transit, bicycle, and pedestrian environments will make all three modes more attractive and may result in a larger percentage of Sands Connect attendees walking, biking, or taking transit instead of driving and thus further reduce demand for parking.

Special event traffic is a frequent and expected occurrence in the downtown Reno casino core area, especially during summer Friday and weekend evenings, when the project will be primarily operating. The proposed level of special event traffic dispersed to multiple locations, outside of peak commute periods, would create only minor increases in overall traffic volumes in the project area. No significant traffic flow or circulation impacts are anticipated with the relatively small-scale events (2,000 attendees).

FINDINGS

Below is a list of key findings from this analysis:

- The Sands Connect will generate approximately 400 inbound and outbound new vehicle trips outside of peak PM commute periods which will be dispersed to multiple parking locations.
- Special event vehicle traffic of a similar magnitude is a typical condition during weekday evenings and weekend days in the downtown Reno environment. No significant traffic impacts are anticipated.
- The total dedicated parking supply (Lots A, B, and C) is anticipated to accommodate the estimated parking demand with an additional 119 spaces available in Lot D for overflow purposes (see **Figure 3**).
- Lot D may accommodate additional spaces in the southwest corner, which currently does not have marked parking spaces.

- Approximately 136 spaces of additional overflow parking is available at the Gold Dust West, if necessary.
- On-street parking along streets on the project block (Ralston Street, 3rd Street, Washington Street) can provide an additional overflow parking supply of approximately 60 spaces, with additional overflow on-street parking available one block or more away from the project site.
- The parking supply is more than sufficient to accommodate the estimated 60% of attendees arriving via personal vehicle.
- The total parking supply in the immediate project area could accommodate an event up to approximately 3,500 attendees.
- All four parking lots have safe and navigable pedestrian routes to the Sands Connect venue (see **Figure 3**).
- The project intends to create a Taxi/TNC/Shuttle loading zone which will encourage attendees to arrive using ridehailing / ridesharing.
- The project will include bicycle racks on-site (see **Figure 1**, attached).
- Micro-mobility options including bikeshare and scootershare may help reduce parking demand beyond the level identified in this analysis.
- No traffic impacts requiring mitigation are identified at this time.

CONCLUSION

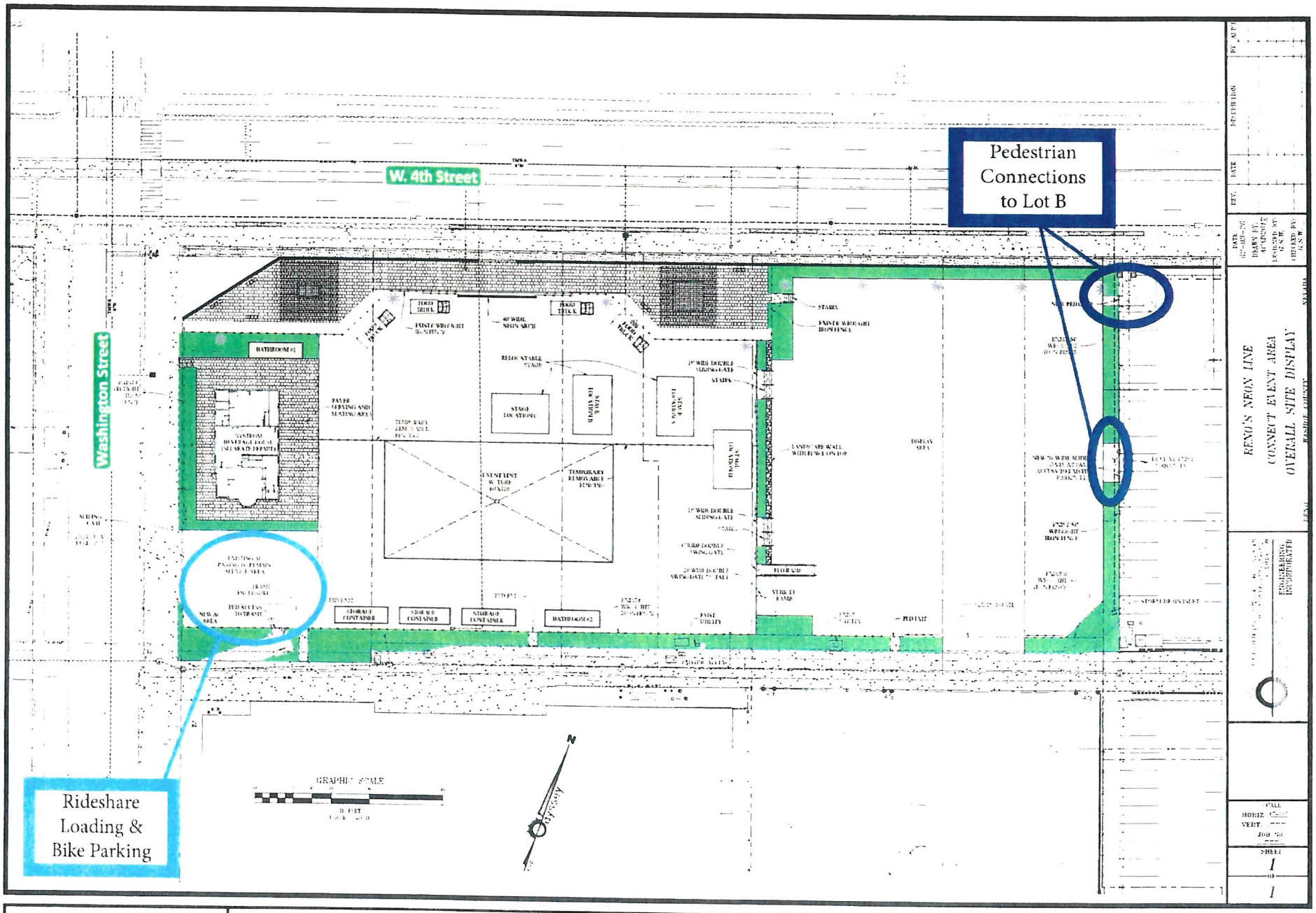
This unique project will generate a modest number of new vehicle trips, primarily outside of peak PM hours, which will be dispersed to multiple parking locations surrounding the project site. Special event traffic of this magnitude during weekday evenings and weekends is typical for the downtown Reno street network and would not create unique transportation impacts.

Please do not hesitate to contact with any questions or comments at (775) 322-4300.

Sincerely,
Headway Transportation, LLC

PROFESSIONAL ENGINEER-STATE OF NEVADA
LOREN EDWARD CHILSON
Exp: 12-31-20
CIVIL
No. 15619
3.4.2020

Loren E. Chilson, PE
Principal
Attachments: Figures 1 through 3

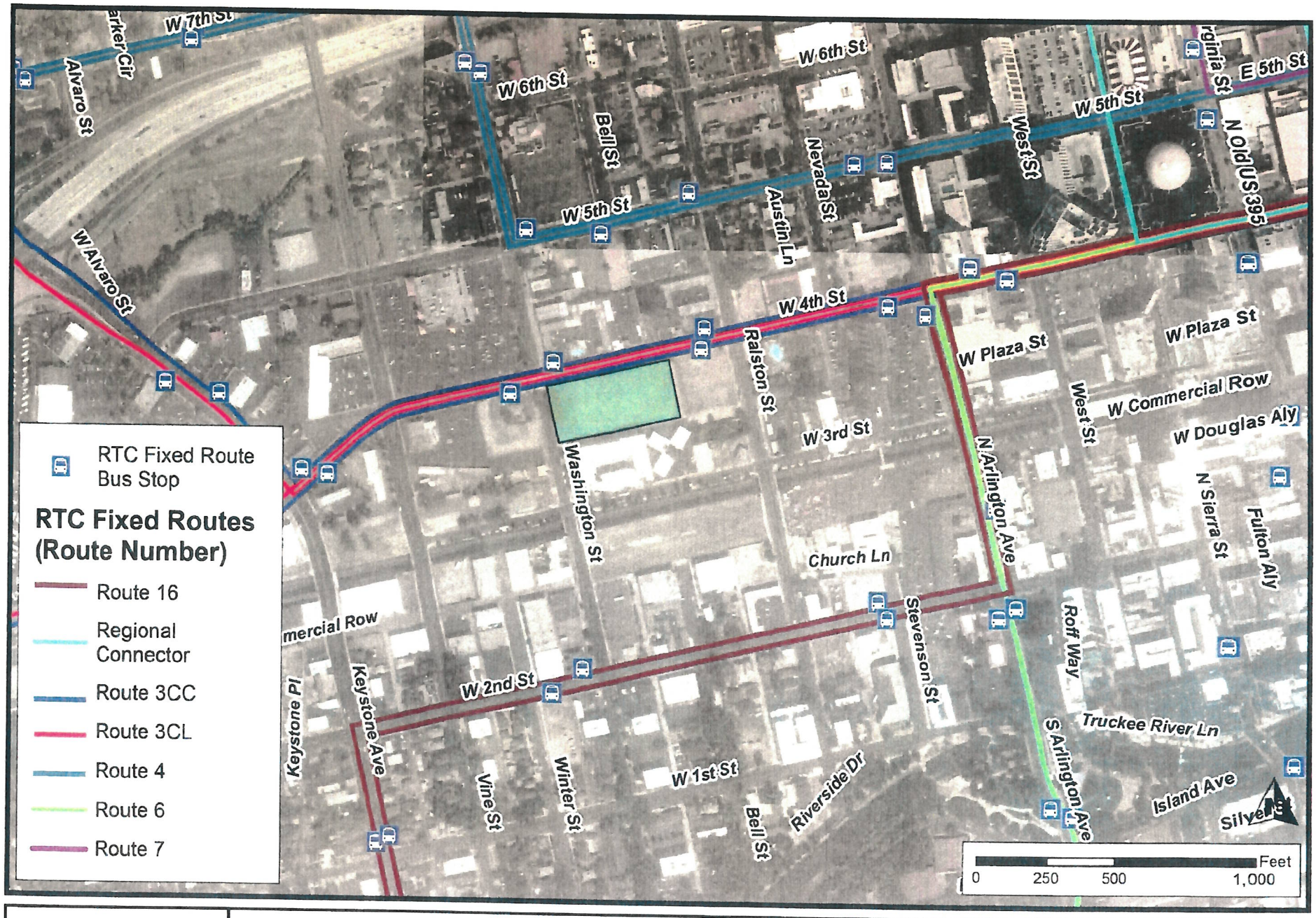


HEADWAY TRANSPORTATION

NO SCALE

Figure 1

Sands Connect
Traffic & Parking Analysis
Rideshare Loading & Bike Parking



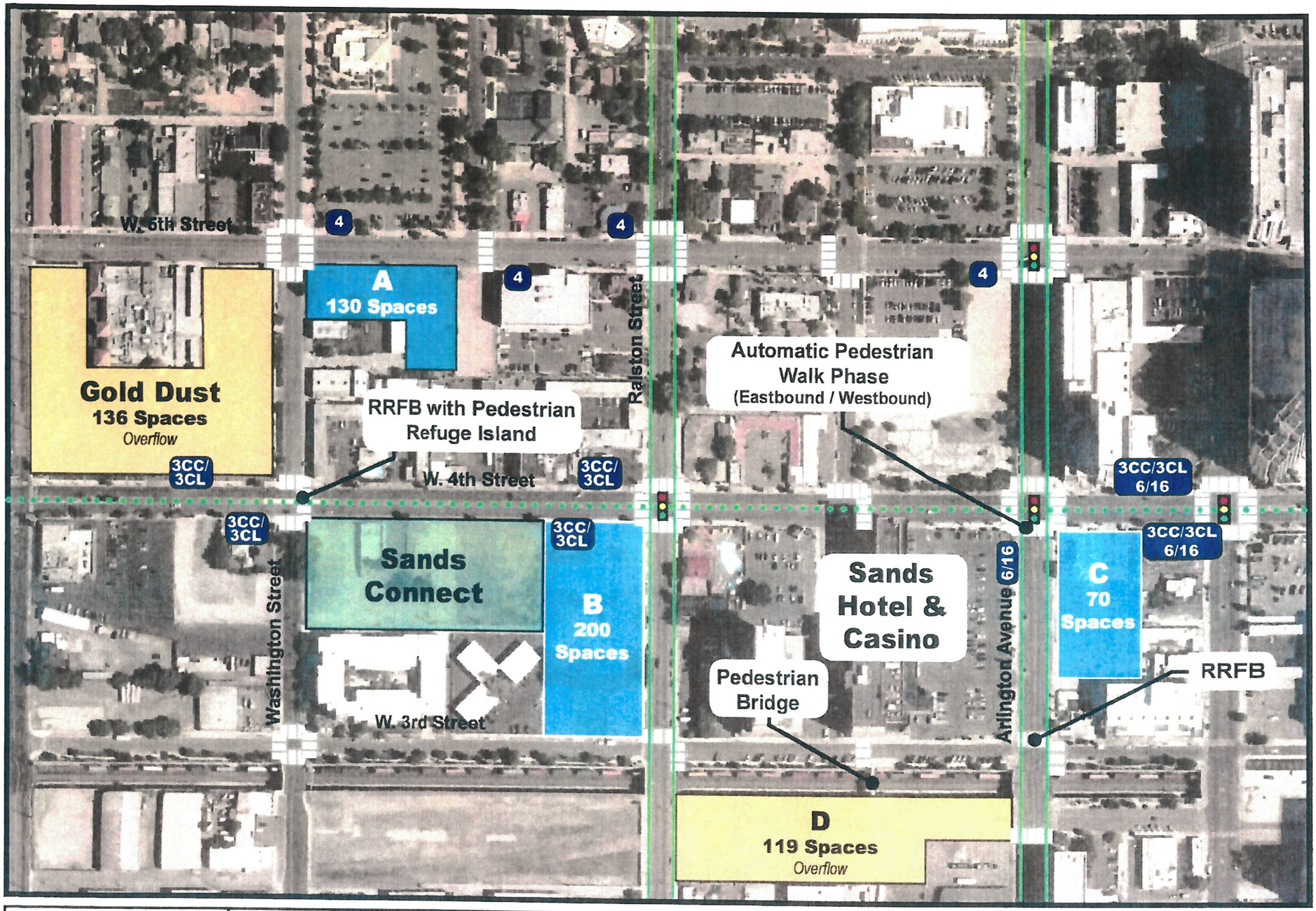
HEADWAY TRANSPORTATION

NO SCALE

- Project Site

Figure 2

Sands Connect
Traffic & Parking Analysis
Existing Transit Routes



HEADWAY TRANSPORTATION

NO SCALE

- Project Site
- Dedicated Parking Lots
- Overflow Parking Lots
- Existing Crosswalk
- Existing Bike Lane
- 4 - Existing Bus Stop & Route Number
- Planned 4th Street Project (Enhanced Sidewalks and bus / bike lanes, intersection improvements)

Figure 3

Sands Connect
Traffic & Parking Analysis

Parking Locations & Multimodal Amenities

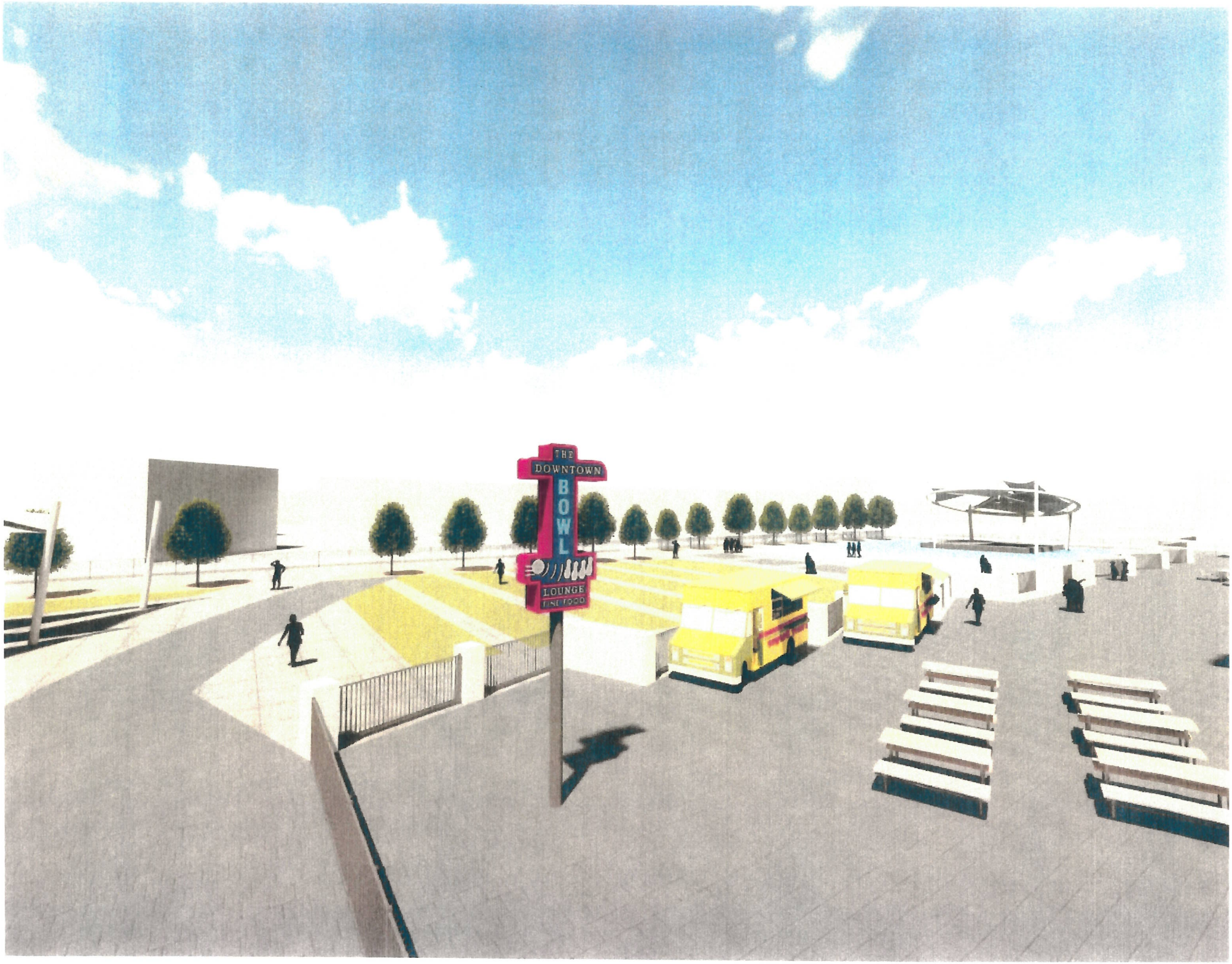
THE
Glow
PLAZA

THE
Glow

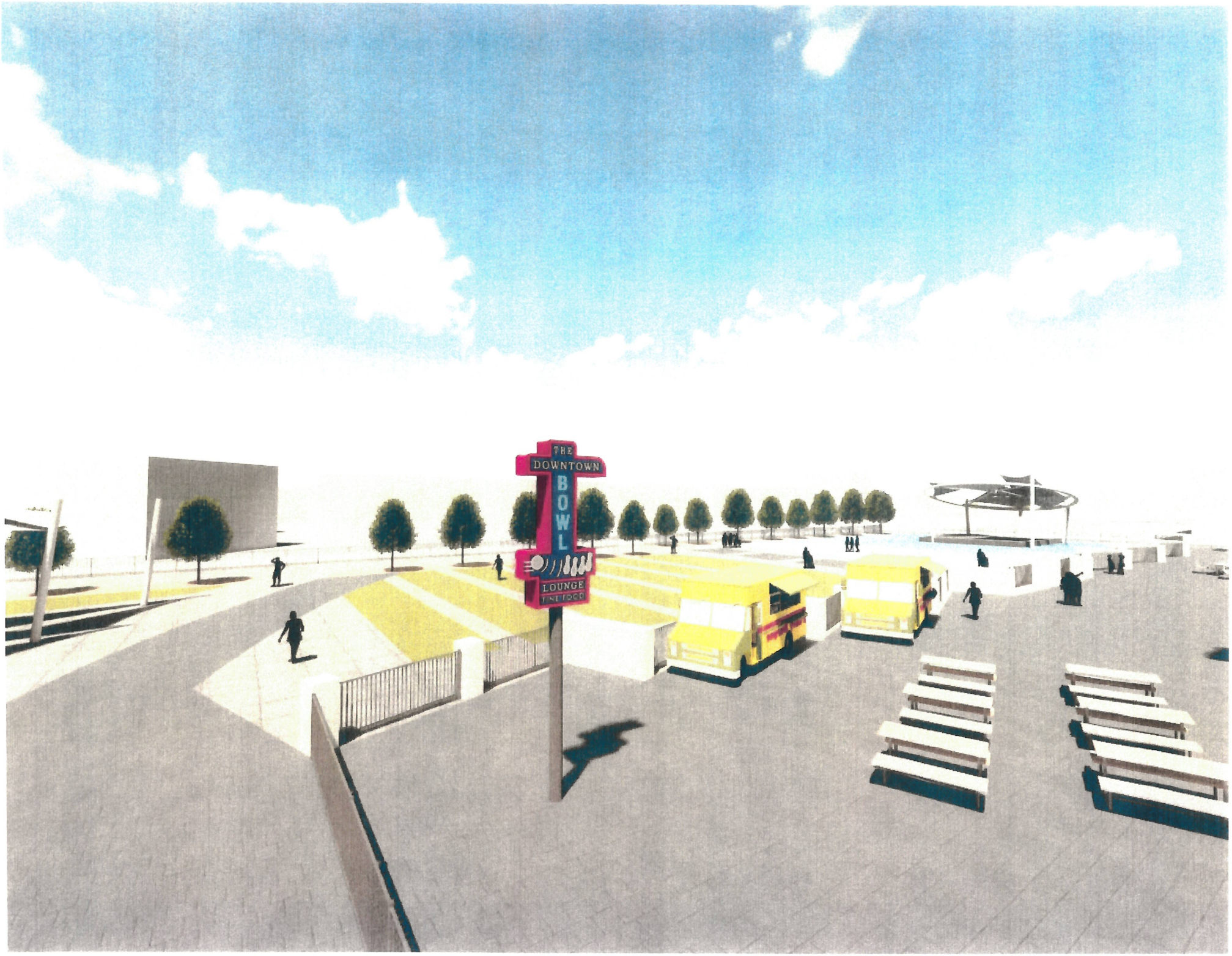
THE
Glow
PLAZA

El Rio

40


THE
DOWNTOWN
BOWL
LOUNGE
FINE FOOD

Glow


THE
DOWNTOWN
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