



### *TRI Owner's Application ARCH Review*

- All Plans to be submitted in PDF Format
- Civil Engineering Site Plan calling out lighting, signage locations and sizes
- Civil Engineering Grading and Drainage Plan calling out drainage structures with cales
- Landscape Plan with trees, shrubs, and DG being focused on the Property Frontage and specifically the entrance •
- Color Architectural Renderings of the buildings and structures with height dimensions
- 1 check made out to "TRI OWNERS ASSOCIATION" for \$1500 for plan review or \$200 for signage only review delivered to % Joe Lopez 10509 Professional Cir. #200 Reno, NV 89521

## **Development Handbook Tahoe-Reno Industrial Center Storey County, Nevada**

**NOTE: the information below is a small portion taken from the development handbook is not meant to supersede the entire handbook.**

**Storm Drainage.** Major storm drainage improvements (i.e. flood channels and basins) are constructed by the master developer as development occurs. Storey County has committed to reimburse these construction costs. Site developers are required to design and construct on-site storm drain facilities to contain the 5-year flood event on site, which are not reimbursable. Storey County will maintain major storm drainage improvements. Parcel Owners will own and maintain on-site improvements.

**Grading and Drainage.** Minimum grade on plane-graded areas (paved or unpaved) and unpaved swales shall be 1 percent. Minimum grade on paved swales shall be 0.4 percent. Buildings with FEMA Flood Zone A (100-year flood) shall have the finished grade of the basement floor or the bottom of the lowest floor beam elevated to at least one foot above the highest flood water elevation. Parking areas shall be graded to drain away from buildings.

**Building Height.** Maximum building height is set by the CODE, as summarized below:

Heavy Industrial Zone 6 stories or 75 feet  
Light Industrial Zone 4 stories or 50 feet  
Commercial Zone 3 stories or 45 feet

Proposed height of structures associated with industrial uses, (which does not include silos stacks and equipment) exceeding the above-referenced height limitations shall be subject to the issuance of a variance from the ARC and special use permit by the county.

**Building Setbacks and Landscape Buffer.** Setbacks (distance from the building structure to the property line) required by the Code and landscape buffer areas required by these Design Guidelines, are outlined below:

**SIDE REAR FRONT**

Heavy Industrial Zone 50/10\* 50/10 50/10

Light Industrial Zone 20/10\* 20/10 20/10

Commercial Zone 20/10 20/10 20/20

\*50/10 = 50' building setback with 10' minimum landscape buffer adjacent to parcel boundary line. Narrower setbacks can be approved with a variance from the ARC.

**Signage-Parcel Identification.** No reader board or electronic message boards will be allowed. Architectural finish materials and colors used for buildings on the site should be incorporated into all parcel signage. A sign location plan and elevations for each site reviewed and approved by the ARC. Free standing signs will be allowed at primary drive aisles at a maximum of two per site. The sign panel maximum size is 8' high and 10' long. Material can be either metal or concrete, with illumination optional. Monument signs are preferred, but pole or pylon signs of low height may be allowed in locations where traffic sight lines are not impaired.

**Signage-Temporary signs.** Temporary signs and banners (e.g. "For Sale", "For Lease", "Coming Soon, etc) are allowed only by approval of the ARC. Contractor signs during construction are also allowed with ARC Approval.

**Lighting and Signs Not Allowed.** No roof signs or painted signs on building facades are allowed. No paintings or murals on buildings area allowed. No billboards or freestanding signs are allowed unless described in this subsection. Flashing lights on signage or otherwise are not allowed. Exposed neon lights are discouraged. No signs, other than TRI Center project sign, which is meant to be seen by motorists on the I-80 freeway, will be allowed. All signs of any kind require ARC approval.

Project Owner (please Print) \_\_\_\_\_

Project Owner's Business Phone \_\_\_\_\_

Project Owner's Cell Phone \_\_\_\_\_

Project Owner's mailing Address \_\_\_\_\_

Project Owner's Email Address \_\_\_\_\_

**FOR THE TRI OWNERS ASSOCIATION AND THE ARCHITECTURAL REVIEW COMMITTEE**

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