



VICINITY MAP

SITE SUMMARY

APN:	005-051-22 & -23
JURISDICTION:	CARSON CITY
CURRENT ZONING:	(LI) LIMITED INDUSTRIAL
ANTICIPATED ZONING:	(LI) LIMITED INDUSTRIAL
ADJACENT ZONING:	(LI) LIMITED INDUSTRIAL, (PR) PUBLIC REGIONAL, (GI) GENERAL INDUSTRIAL
GROSS PARCEL AREA: (+/- 24.3 AC.)	+/- 1,059,097 SF
USABLE PARCEL AREA: (+/- 23.0 AC.)	+/- 1,005,119 SF
GROSS BUILDING AREA:	+/- 338,600 SF
BUILDING SETBACKS	
FRONT:	30 FT
SIDE:	10 FT OR 0 FT (ADJACENT TO LIMITED INDUSTRIAL)
REAR:	30 FT
MAXIMUM BUILDING HEIGHT (LI):	32 FT
LANDSCAPE REQUIREMENTS:	20% OF IMPERVIOUS AREA 10 FT LANDSCAPE SETBACK ADJACENT TO BUSINESS ARTERIAL
IMPERVIOUS SURFACE EXCLUDING BUILDING COVERAGE:	285, 080 SF
20% OF IMPERVIOUS SURFACE EXCLUDING BUILDING COVERAGE:	57, 016 SF
LANDSCAPE AREA:	430, 763 SF

PARKING SUMMARY

WAREHOUSE PARKING (1/1,000 SF + 1/EMPLOYEE)	338+
TOTAL PARKING REQUIRED:	338+
TOTAL PARKING PROPOSED W/ VARIANCE:	238
TOTAL PARKING PROVIDED:	299
A PARKING VARIANCE WILL BE REQUIRED. PROPOSED RATE OF 0.65 PARKING SPACES/1,000 SF OF WAREHOUSE PLUS 5 GUEST PARKING SPACES PER BUILDING.	

NOTES

1. STREAM IS JURISDICTIONAL UNDER 404 REQUIREMENTS AND NEEDS AN INDIVIDUAL PERMIT, AND A 401 NDEP PERMIT FOR STREAM RELOCATION. EXTENSIVE CULVERT PIPE MAY BE REQUIRED TO REVISE STREAM LOCATION. UPDATED FLOOD MAPPING BASED ON RELOCATED STREAM WILL ALSO REQUIRE EVALUATION.
2. THIS PLAN IS CONCEPTUAL IN NATURE, BUILDING FOOTPRINT AND SITE PLAN MAY CHANGE BASED ON ADDITIONAL INFORMATION INCLUDING SURVEYS, GRADING, ETC.

