



SITE SUMMARY

APN(S):	140-010-46, 140-010-16
JURISDICTION:	RENO
CURRENT ZONING:	MU
OVERLAY:	SVTC
ADJACENT ZONING:	MU
SUP/SPR REQUIRED:	VERIFY
PARCEL SIZES:(24.823 Ac)	1,081,290 SF
BUILDING 'A' FOOTPRINT:	126,880 SF
BUILDING 'B' FOOTPRINT:	124,500 SF
BUILDING 'C' FOOTPRINT:	141,440 SF
TOTAL SITE FOOTPRINT:	392,820 SF
SITE COVERAGE:	36.32%

SETBACKS

FRONT YARD (MU):	10 FEET
(5' LANDSCAPE + 5' SIDEWALK)	
REAR YARD (MU):	0/10 FEET
SIDE YARD (MU):	0/10 FEET

NEW CONSTRUCTION OF A BUILDING WITH A HEIGHT GREATER THAN 45' ABOVE GROUND LEVEL ON PROPERTIES WITHIN FAR PART 77 MUST BE SUBMITTED TO THE RENO-TAKE AIRPORT BEFORE PLANS CAN BE APPROVED OR BUILDING PERMIT ISSUED.

LANDSCAPE

LANDSCAPE REQUIREMENT:	20%
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TOD REQUIREMENTS

1. AT LEAST 50% OF THE WIDTH OF THE BUILDING FACING A STREET SHALL BE DEVOTED TO PEDESTRIAN ENTRANCES, WINDOWS, ETC.
2. PEDESTRIAN AMENITIES ARE REQUIRED.
3. PEDESTRIAN ACCESS TO BUILDING ENTRANCES.
4. TRIP REDUCTION PROGRAM REQUIRED WITH OVER 100 EMPLOYEES.

PARKING SUMMARY

BUILDING 'A'	
25% OFFICE PARKING (1/275 SF)	116
75% WAREHOUSE PARKING (1/3300 SF)	29
PARKING REQUIRED:	145
PARKING PROVIDED (1 PER 850 SF):	150
BUILDING 'B'	
35% OFFICE PARKING (1/275 SF)	159
65% WAREHOUSE PARKING (1/3300 SF)	25
PARKING REQUIRED:	184
PARKING PROVIDED (1 PER 650 SF):	190
BUILDING 'C'	
20% OFFICE PARKING (1/275 SF)	103
80% WAREHOUSE PARKING (1/3300 SF)	35
PARKING REQUIRED:	138
PARKING PROVIDED (1 PER 1,000 SF):	141

