



VICINITY MAP

SITE SUMMARY

APN: 025-085-02, 025-086-02, 025-387-02
 JURISDICTION: CITY OF RENO
 CURRENT ZONING: (MA) MIXED USE AIRPORT
 ANTICIPATED ZONING: (MA) MIXED USE AIRPORT
 ADJACENT ZONING: (MA) MIXED USE AIRPORT, (MB) (IC) INDUSTRIAL COMMERCIAL, & (MU) MIXED USE

GROSS PARCEL SHOWN: (+ 52.42 Ac.) ± 2,283,309 SF
 TOTAL BUILDING AREA: (39.1%) ± 893,107 SF

YARD SETBACKS
 FRONT: 10 FT
 SIDE: 10 FT
 REAR: 10 FT

PARKING SUMMARY

BUILDING A:	
25% OFFICE PARKING (1/400 SF)	88
75% WAREHOUSE PARKING (1/3,300 SF)	32
PARKING REQUIRED:	120
PARKING PROVIDED:	257
BUILDING B:	
10% OFFICE PARKING (1/400 SF)	110
90% WAREHOUSE PARKING (1/3,300 SF)	120
PARKING REQUIRED:	230
PARKING PROVIDED:	315
BUILDING C:	
10% OFFICE PARKING (1/400 SF)	50
90% WAREHOUSE PARKING (1/3,300 SF)	54
PARKING REQUIRED:	104
PARKING PROVIDED:	148
TRAILER PARKING PROVIDED:	64
BUILDING D:	
10% OFFICE PARKING (1/400 SF)	28
90% WAREHOUSE PARKING (1/3,300 SF)	31
PARKING REQUIRED:	59
PARKING PROVIDED:	133
TOTAL PARKING REQUIRED:	513
TOTAL PARKING PROVIDED:	853
TOTAL TRAILER PARKING PROVIDED:	66

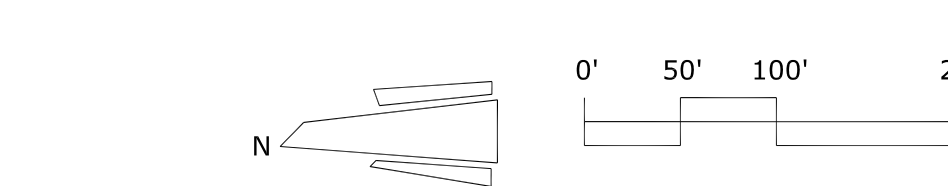
*9'x19' STALLS PER CITY OF RENO DEVELOPMENT CODE

LEGEND

- ▼ DOCK DOOR, 9' x 10'
- ▽ FUTURE DOCK DOOR
- DRIVE-IN DOOR, 12' x 14'
- ▨ FLOODWAY
- FLOOD ZONE AE

DISCLAIMER

A COMPLETE GRADING ANALYSIS MUST BE COMPLETED TO MEET THE REQUIREMENTS OF DEVELOPING IN A FLOOD WAY AS WELL AS FLOOD ZONE A AND TO VERIFY THAT THE PROPOSED LAYOUT WILL WORK AS SHOWN. A COMPLETED SURVEY AND TITLE REPORT WILL BE NECESSARY TO COMPLETE THE GRADING ANALYSIS.



Airway Commerce Park

Conceptual Site Plan

Reno, Nevada

20066 PR15: 08/26/21

