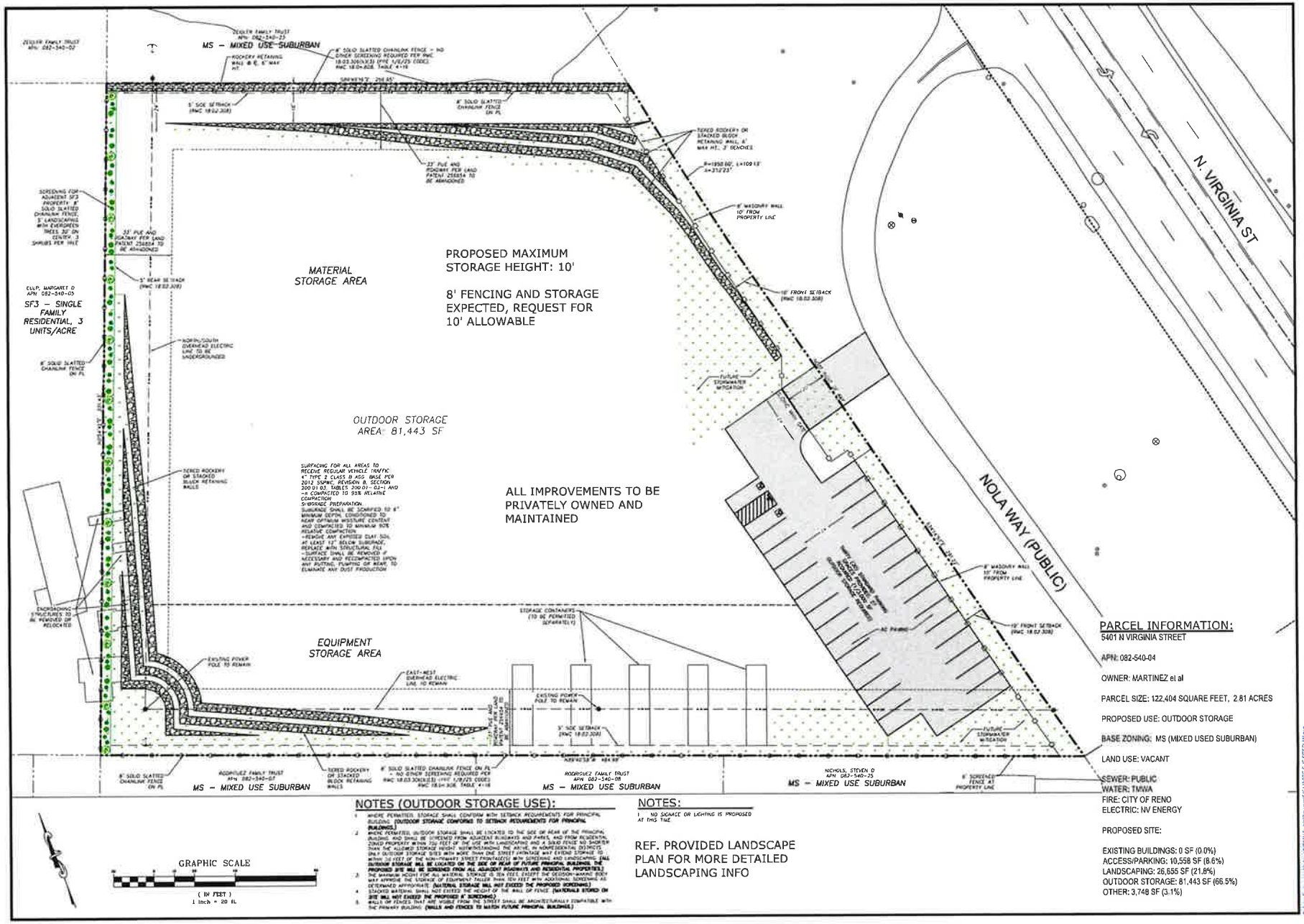

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES (OUTDOOR STORAGE USE):

1. WHERE PERMITTED, STORAGE SHALL CONFORM WITH SETBACK REQUIREMENTS FOR PRINCIPAL BUILDING. (OUTDOOR STORAGE CONFORMS TO SETBACK REQUIREMENTS FOR PRINCIPAL BUILDINGS.)
2. WHERE PERMITTED, OUTDOOR STORAGE SHALL BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING AND SHALL BE SCREENED FROM ADJACENT RUNDWAYS AND PARKS, AND FROM RESIDENTIAL ZONED PROPERTY WITHIN 200 FEET OF THE USE WITH LANDSCAPING AND A SOLID FENCE NO SHORTER THAN THE ALLOWED STORAGE HEIGHT. NOTWITHSTANDING THE ABOVE, IN NONRESIDENTIAL DISTRICTS ONLY, OUTDOOR STORAGE SITES WITH MORE THAN ONE STREET FRONTAGE MAY EXTEND STORAGE TO WITHIN 100 FEET OF THE NON-PRIMARY STREET FRONTAGE(S) WITH SCREENING AND LANDSCAPING. (ALL OUTDOOR STORAGE WILL BE LOCATED ON THE SIDE OR REAR OF FUTURE PRINCIPAL BUILDING. THE PROPOSED SITE WILL BE SCREENED FROM ALL ADJACENT ROADWAYS AND RESIDENTIAL PROPERTIES.)
3. THE MAXIMUM HEIGHT FOR ALL MATERIAL STORAGE IS TEN FEET, EXCEPT THE DECISION-MAKING BODY MAY APPROVE THE STORAGE OF EQUIPMENT TALLER THAN TEN FEET WITH ADDITIONAL SCREENING AS DETERMINED APPROPRIATE. (MATERIAL STORAGE WILL NOT EXCEED THE PROPOSED SCREENING.)
4. STACKED MATERIAL SHALL NOT EXCEED THE HEIGHT OF THE WALL OR FENCE. (MATERIALS STORED ON SITE WILL NOT EXCEED THE PROPOSED 8' SCREENING.)
5. WALLS OR FENCES THAT ARE VISIBLE FROM THE STREET SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRIMARY BUILDING. (WALLS AND FENCES TO MATCH FUTURE PRINCIPAL BUILDING.)

NOTES:

1. NO SIGNAGE OR LIGHTING IS PROPOSED AT THIS TIME.

REF. PROVIDED LANDSCAPE PLAN FOR MORE DETAILED LANDSCAPING INFO

PARCEL INFORMATION:

5401 N VIRGINIA STREET

APN: 082-540-04

OWNER: MARTINEZ et al

PARCEL SIZE: 122,404 SQUARE FEET, 2.81 ACRES

PROPOSED USE: OUTDOOR STORAGE

BASE ZONING: MS (MIXED USED SUBURBAN)

LAND USE: VACANT

SEWER: PUBLIC
WATER: TMWA
FIRE: CITY OF RENO
ELECTRIC: NV ENERGY

PROPOSED SITE:

EXISTING BUILDINGS: 0 SF (0.0%)
ACCESS/PARKING: 10,558 SF (8.6%)
LANDSCAPING: 26,655 SF (21.8%)
OUTDOOR STORAGE: 81,443 SF (66.5%)
OTHER: 3,748 SF (3.1%)

Axion ENGINEERING

3-21-25

CONDITIONAL USE PERMIT
MARTINEZ LANDSCAPING OUTDOOR STORAGE
5401 N. VIRGINIA ST.
SITE PLAN
RENO, NEVADA

revisions

drawn: RTS
checked: RTS
date: FEBRUARY, 2025
scale:
project no: 24024

S-1

Exhibit B. Preliminary Site Plan