



PROJECT INFORMATION

THE PROPERTY (APN: 021-201-47) CONTAINS 11.94± ACRES AND IS SITUATE IN THE SOUTH 1/2 OF SECTION 17, T20N, R25E, M.D.M.

Proposed Site is a portion of Parcel D of Parcel Map 410334, Official Records of Lyon County, Nevada.

207,244 square foot (4.76 acres) site will contain:
 103,991 square feet buildings (30%) consisting of:
 - 110,261 square feet office/house (1%)
 - 1,500 square feet storage buildings (49%)
 - 31,437 square feet landscaped and revegetated area (16% of overall, 44% of access/parking)
 - 170,819 square feet access/parking (34%)

PARKING: PER FNC Chapter 28: 1 each per 250 square feet of office, plus 2 for caretaker.
 Required parking: 5 spaces

Parking Provided: 5 spaces.

EXISTING ZONING: C2
 PROPOSED ZONING: SAME
 MASTER PLAN DESIGNATION: Commercial

Use (Mini Storage) allowed with Special Use Permit in C2 zoning

GAS SERVICE: NV ENERGY
 WATER SERVICE: CITY OF FERNLEY
 SEWER SERVICE: CITY OF FERNLEY
 TELECOMMUNICATIONS: AIRTEL/CHARTER COMMUNICATIONS
 ELECTRICAL SERVICE: NV ENERGY
 FIRE PROTECTION: NORTH LYON COUNTY FIRE PROTECTION DISTRICT
 POLICE PROTECTION: LYON COUNTY SHERIFF'S DEPARTMENT

PRELIMINARY

NEVADA PACIFIC LLC
 MINI STORAGE SPECIAL USE PERMIT
 SITE PLAN (REVISED)

FERNLEY LYON COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3329
 OADYSSEYRENO.COM

odyssey ENGINEERING INCORPORATED

DATE: 7/17
 DRAWN BY: RTS
 DESIGNED BY: RTS
 CHECKED BY: RTS

| REV. | DATE | DESCRIPTION | BY | APP'D |
|------|------|-------------|----|-------|
| | | | | |
| | | | | |
| | | | | |

SCALE: HORIZ. 1"=50'
 VERT. N/A
 JOB NO. #####
 SHEET S-1 OF 2