

Community Services Department  
Planning and Building  
AMENDMENT OF CONDITIONS  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Black Rock 360			
Project Description: Black Rock 360 Special Use Permit WSUP21-0012			
Project Address: 550 STATE ROUTE 34 WASHOE COUNTY NV 89412			
Project Area (acres or square feet): 360 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Highway 34, 1 mile north of downtown Gerlach			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-150-01	360		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP21-0012			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Burning Man Project		Name: Rubicon Design Group	
Address: [REDACTED]		Address: [REDACTED]	
Zip: 94110		Zip: 89523	
Phone: [REDACTED] Fax: [REDACTED]		Phone: [REDACTED] Fax: [REDACTED]	
Email: [REDACTED]		Email: [REDACTED]	
Cell: [REDACTED] Other: [REDACTED]		Cell: [REDACTED] Other: [REDACTED]	
Contact Person: Pete Dronkers		Contact Person: Derek Wilson	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Burning Man Project		Name:	
Address: [REDACTED]		Address:	
Zip: 94110		Zip:	
Phone: [REDACTED] Fax: [REDACTED]		Phone: [REDACTED] Fax: [REDACTED]	
Email: [REDACTED]		Email:	
Cell: [REDACTED] Other: [REDACTED]		Cell: [REDACTED] Other: [REDACTED]	
Contact Person: Pete Dronkers		Contact Person:	
<b>For Office Use Only</b>			
Date Received: _____		Initial: _____	
County Commission District: _____		Planning Area: _____	
CAB(s): _____		Master Plan Designation(s): _____	
		Regulatory Zoning(s): _____	

## Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

### Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

Please see attachment

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Please see attachment

# Amendment of Conditions Application

## Supplemental Information

### WSUP 2022-0012

#### Required Information

#### 1. The following information is required for an Amendment of Conditions:

**a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.**

The proposed amendment requests a four year extension of time. No changes to the site plan or scope of the SUP are proposed. As such, Burning Man Project has not included revised site plans with this application.

Several factors have impacted the construction timeline for this project and Burning Man Project's ability to meet the Conditions of Approval:

- Condition 3 of the Action Order requires design, approval, and installation of a freshwater treatment system. Burning Man pursued this process diligently but the Preliminary Engineering Report (PER) for the freshwater treatment system, submitted in August of 2023, required more agency review time than anticipated due to the unconventional nature of the broader water system. Burning Man Project worked cooperatively with Northern Nevada Public Health and NDEP Bureau of Safe Drinking Water to address questions and provide additional technical information about the water system before proceeding with full infrastructure engineering and submission of the Water Plan to Operate . However, this process has consumed most of the SUP timeline, with NNPH issuing approval of the PER on November 12, 2025.

- Similar to the freshwater system, Condition 3 also requires design, approval, and installation of a wastewater treatment system. The proposed wastewater treatment system utilizes a distinctive technology called DryVac, which converts sewage into inert biosolids and high quality, near-potable water. Such a system has not been reviewed in Washoe County prior to this SUP. The review process was both complex and time consuming but ultimately has been successful, and this system is moving toward construction. NDEP issued its discharge permit for the DryVac system on September 1, 2025. This permit is valid until September 1, 2030. Again, this process has consumed most of the SUP timeline. The wastewater system is fundamental to the entire project, as it would not be possible to complete other portions of the SUP without it. It was therefore decided to prioritize the permitting of the wastewater system. This permit has been received, and the project is ready to move ahead.
- For the last two years, Burning Man Project has been engaged in a legal settlement with Ormat Technologies, the geothermal development company who previously owned the federal geothermal leases underlying The 360 property. Ormat and the Bureau of Land Management filed protests against Burning Man Project's water rights diversion application to the State Engineer regarding the water well drilled on the property in 2023. This was because the well produced hot water, which Ormat considered an infringement on their geothermal leasehold. Burning Man Project could not build our planned water system until these protests were dropped, which occurred in late 2025. Burning Man Project is now legally entitled to move our water rights to this commercial well in order to operate the water system.

**b. Identify the specific Condition or Conditions that you are requesting to amend.**

The SUP expiration date; this is the date by which all Conditions of Approval should be met. Per the SUP Action Order for WAC2023-002, the deadline for receipt of initial building permits is May 4, 2026. Burning Man

Project requests a 4-year extension to May 4, 2030. This timeframe will allow us to reach key construction milestones in a deliberate and sequential manner to meet the Conditions of Approval and develop the infrastructure necessary for long term property development and sustainable use.

**c. Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s)**

See 1a above.

**2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment.**

Granting the amendment could be considered a benefit to the area as it will allow for continued investment in the site and a completion of the infrastructure installation currently underway.

**Describe how the amendment affects the required findings as approved**

The requested amendment does not affect the required findings, as reviewed at the original SUP approval hearing. The project's land uses, intensity and magnitude are not changed

**1. Consistency:** the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan.

**2. Improvements:** The requested amendment has no impact on the provision of utilities and infrastructure at the site. Proposed land uses, intensities, and layout remain unchanged. The project has been previously reviewed for compliance with Division 7 and meets the requirements.

**3. Site Suitability:** The site is physically suitable for an operable vehicle storage, inoperable vehicle storage, and light warehousing and storage use and for the intensity of such a development.

**4. Issuance Not Detrimental:** Issuance of the amendment will not be detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

**5. Effect on a Military Installation:** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of a military installation.

**AUTHORIZATION OF AUTHORITY**

Washoe County Planning and Building Division  
1001 E. Ninth Street  
Bldg A  
Reno, NV 89512

To whom it may concern:

I, Nanci Peterson, am a Corporate Officer of Burning Man Project. This letter is to authorize Peter Dronkers of Burning Man Project, 50 South Virginia Street, Third Floor, Reno, NV 89501, to act as the authorized agent of Burning Man Project in signing and submitting Burning Man Project's Amendment of Conditions application for WSUP21-0012. The subject parcel is known as Black Rock 360, APN # 071-150-01, near Gerlach, NV.

IN WITNESS WHEREOF, I have executed this release at Gerlach NV on the 9th day of MARCH, 20 26.

Nanci Peterson  
Printed Name

Nanci Peterson  
Signature

STATE of NEVADA, County of Washoe  
Subscribed and sworn to before me this 9th day of March, 20 26  
by Nanci Peterson

Susan Jackson  
Notary Public in and for said county and state

My commission expires: 9/27/28

