



Board of Adjustment Staff Report

Meeting Date: July 8, 2024

Agenda Item: 8B

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC24-0006 (Highway 34 Storage) for WSUP22-0003

BRIEF SUMMARY OF REQUEST:

To allow for an extension of time

STAFF PLANNER:

Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit WSUP22-0003 to allow for an extension of time for an addition of two years to May 5, 2026.

Applicant / Owner: Bright-Holland Co.
Location: 0 State Route 34, Washoe County, NV 89412
APN: 071-372-02
Parcel Size: 51.03 acres
Master Plan: Rural
Regulatory Zone: General Rural
Area Plan: High Desert
Development Code: Authorized in Article 810, Special Use Permits
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC24-0006 for Bright-Holland Co., with the conditions included as Exhibit A to this matter, having made the findings that the request for extension was made in writing prior to the expiration date, that the circumstances have not appreciably changed since the original approval and that the original findings remain valid.

(Motion with Findings on Page 6)

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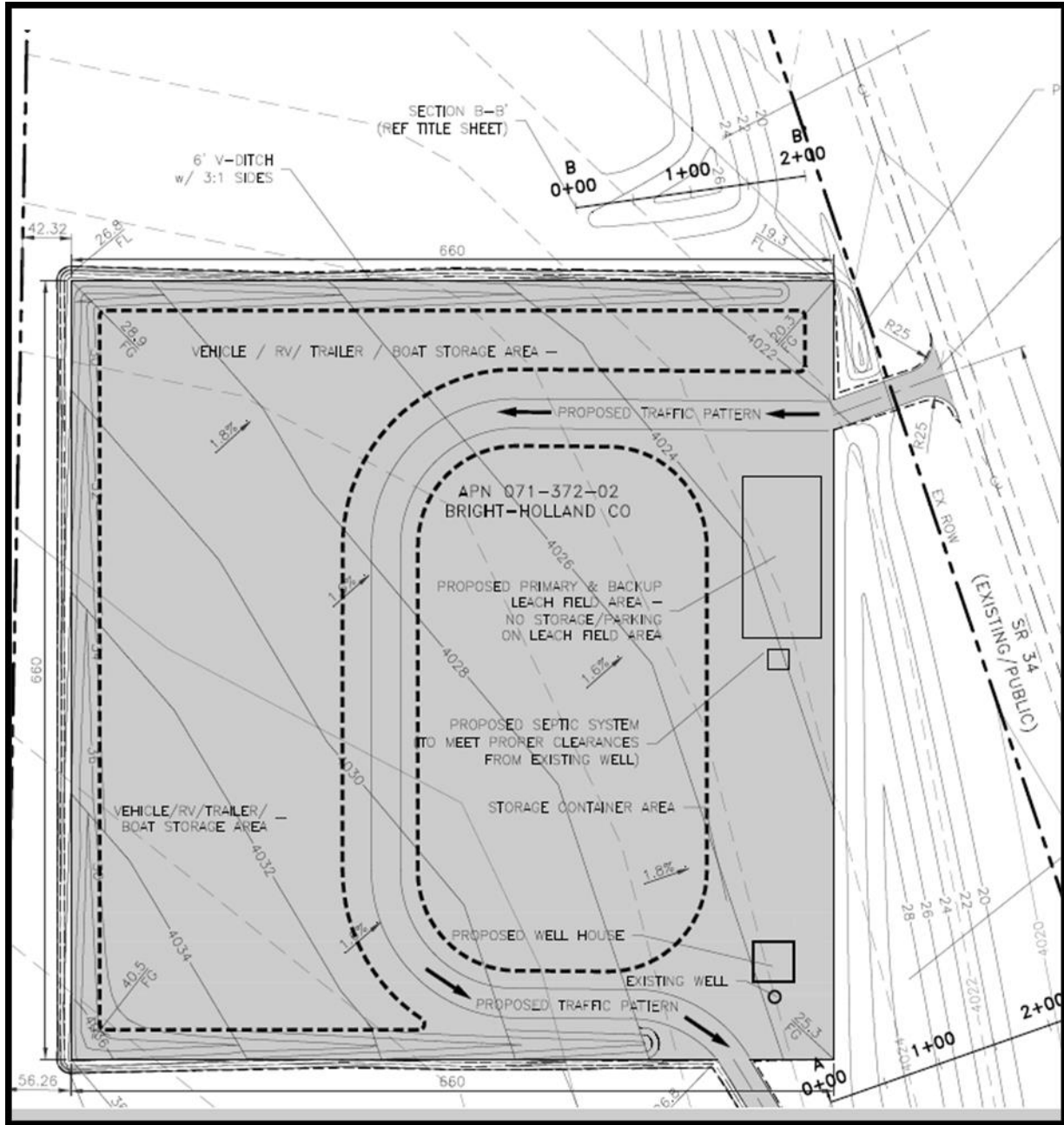
Project Application Exhibit E

Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Board of Adjustment grants an approval of the amendment of conditions request, an amended Action Order is created along with amended condition 1(b).



Site Plan

Background and Evaluation of Amendment Request

On May 5, 2022, the Board of Adjustment approved WSUP22-0003 (Highway 34 Storage), a special use permit (SUP) to establish outdoor storage, including the storage of operable and inoperable vehicles, along with personal storage. Personal storage use type is allowed without a special use permit within the High Desert Area Plan Modifiers and the SUP was only for the storage of operable and inoperable vehicles uses. The proposed disturbed area will be 11.04 acres with 39.99 acres remaining undisturbed. The storage area will be located in the central portion of the site. Storage would include both operable and inoperable vehicles, boats, RVs, and containers. The containers would vary in size ranging from approximately 20’ to 52’ and would be arranged in a single layer, not stacked.

The applicant is now requesting to amend the conditions of approval for item 1(c) of the original conditions of approval to read as follows:

The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **May 5, 2026**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

High Desert Area Plan

The subject parcel is located within the High Desert Area Plan. There are no other relevant policies related to amending an administrative permit condition to extend the date of when the building permit is required to be issued.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - Winnemucca Dist. Office	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X			
WCSD Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X			
TMFPD	X			
Gerlach GID	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC24-0006 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC24-0006 for Bright-Holland Co., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. **Consistency.** That 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.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** That 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.** That issuance of the permit will not be significantly 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 the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: Bright-Holland Co, Email: jtclaytone@gmail.com

Representative: Arlo Stockham, Email: arlostockham@gmail.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC24-0006

For Special Use Permit Case Number WSUP22-003

The project approved under Amendment of Conditions Case Number WAC24-0006 for Special Use Permit Case Number WSUP22-003 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on July 8, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the Special Use Permit Case Number WSUP22-003 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the Special Use Permit Case Number WSUP22-003 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved [Name of Discretionary Permit] may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number WSUP22-003 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328-3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this approval.**
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued on or before **May 5, 2026**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. The applicant shall also meet all conditions of approval previously approved on May 5, 2022 by Special Use Permit Case Number WSUP22-003 (Highway 34 Storage).

*** End of Amended Conditions ***



Date: May 28, 2024

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC24-0006 for WSUP22-0003
APN: 071-372-02

GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to amend condition 1(c) for Special Use Permit Case Number WSUP22-0003, in order to extend the expiration date of the special use permit for an additional two (2) years. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by Arlo Stockham.

From: [Pekar, Faye-Marie L.](#)
To: [Olander, Julee](#)
Subject: WAC24-0006 (Highway 34 Storage) for Special Case Number WSUP22-0003
Date: Monday, June 10, 2024 11:33:57 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

On behalf of parks I have reviewed WAC24-0006 (Highway 34 Storage) for Special Case Number WSUP22-0003 which would allow for an extension of time for an addition of two years. I do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3623
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)



Date: May 23, 2024

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Amendment of Conditions Case Number WAC24-0006 (Highway 34 Storage) for Special Use Permit Case Number WSUP22-0003

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit WSUP22-0003 (Highway 34 Storage) to allow for an extension of time for an addition of two years to May 5, 2026.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this amendment. This proposed project is currently covered under water right Permit No. 86225.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Board of Adjustment Action Order

Special Use Permit Case Number WSUP22-0003 (Highway 34 Storage)

Decision: **Approval with Conditions**
 Decision Date: May 5, 2022
 Mailing/Filing Date: May 6, 2022
 Property Owner: Bright-Holland Co.
 Staff Planner: Courtney Weiche, Senior Planner
 Phone: 775.328.3608
 E-Mail: cweiche@washoecounty.gov

Special Use Permit Case Number WSUP22-0003 (Highway 34 Storage) [For possible action]

- For hearing, discussion, and possible action to approve a special use permit for storage of operable vehicles, inoperable vehicle storage, and personal storage use types. The personal storage use type is allowed without a special use permit within the High Desert Area Plan Modifiers. The applicant is also requesting to vary landscaping, screening, and paved parking standards.

- Applicant/Property Owner: Bright-Holland Co.
- Location: 0 State Route 34, Washoe County, NV 89412
- APN: 071-372-02
- Parcel Size: 51.03 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permits. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Bright-Holland Co.
Subject: Special Use Permit Case Number WSUP22-0003 (Highway 34 Storage)
Mailing Date: May 6, 2022
Page: Page 2 of 2

are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

- (c) Site Suitability. That 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;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly 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;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division



Roger Pelham, Senior Planner

RP/CW/AA

Attachments: Conditions of Approval

Applicant: Christy Corporation, Ltd
lisa@christynv.com

Property Owner: Bright-Holland Co.
jtcclaytone@gmail.com

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Walt West / Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency.



WWW.WASHOECOUNTY.GOV



Conditions of Approval

Special Use Permit Case Number WSUP22-0003

The project approved under Special Use Permit Case Number WSUP22-0003 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 7, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Courtney Weiche, Senior Planner, 775.328.3608,
cweiche@washoecounty.gov**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. The proposed SUP allows for up to storage of operable & inoperable vehicle storage, and light warehousing and storage use types.
- e. The formal landscaping standards found in WCC 110.412.40a-d and WCC 110.412.45 a-f shall be waived.
- f. Applicant shall provide a noxious weed plan in accordance with HD 2.2.
- g. The screening standards outlined in WCC 110.412.55 shall be varied to require the applicant to provide the following screening requirements around the entire storage area:
 - i. A 4-foot tall 3:1 sloped revegetated berm shall be required along the road frontage.
 - ii. On the side and rear edges of the project area, either fencing, consisting of an 8-foot slatted chain link or solid wood fence, or a 4-foot tall, revegetated berm shall be constructed.
- h. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The business license will be obtained to for the new use.

- e. Cargo containers shall be placed on pads or risers to avoid deterioration and soil contamination.
- f. No person shall be allowed to live within a cargo container.
- g. All vehicles stored on the site, operable or not, shall have ground protectors provided to mitigate any leakage.
- h. Applicant shall not use semi-trailers for long term storage of other materials wherein long term storage is more than 1 month.
- i. Parking standards shall be varied to require no paved parking or maneuvering areas in order to better fit the High Desert character. Applicant shall use aggregate base.
- j. In conformance with High Desert Policy 6.4, prior to the issuance of grading permits, the applicant shall post a revegetation/reclamation bond for eighty percent (80%) of the total revegetation/reclamation costs.
- k. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- l. Development of this facility shall include construction of a permanent commercial structure, from which the business shall operate, in accordance with WCC 110.304.25. No business license shall be approved and no commercial activity shall commence until all required improvements have been completed and final inspections have been approved by Washoe County.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Jennifer Heeran, Senior Engineer, 775.328.3603,
jheeran@washoecounty.gov**

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials

shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059, rwimer@washoecounty.gov

- f. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- h. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

i. TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. (775) 328-2050, mfink@washoecounty.gov

- j. An Occupancy Permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from or under roads and highways maintained by NDOT, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.

Truckee Meadows Fire Protection District

- 3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemmon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Air Quality Management

4. The following conditions are requirements of Washoe County Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, grosa@washoecounty.gov

- a. If planned disturbance for site development then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Bureau of Land Management – Winnemucca District

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

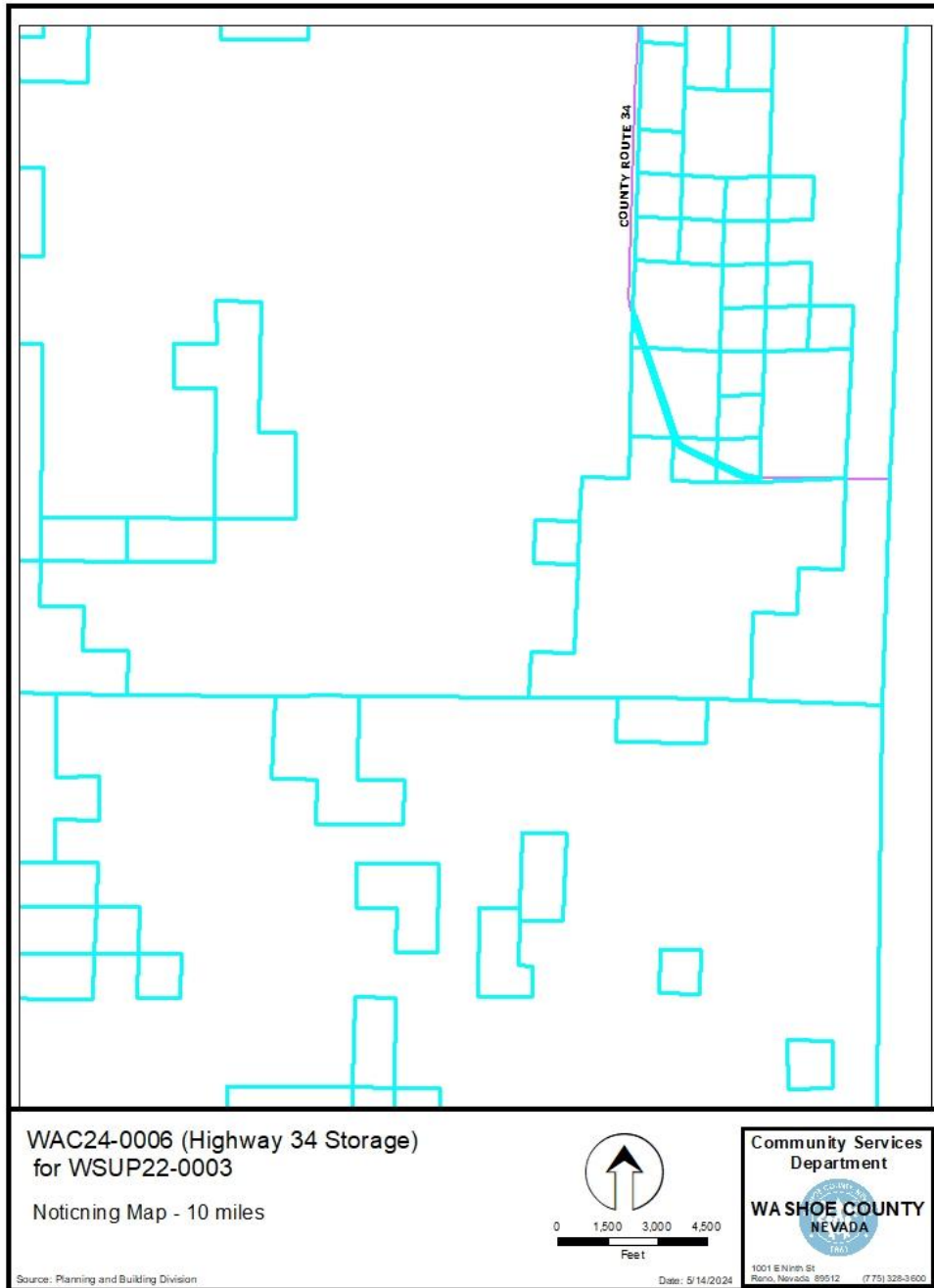
Contact Name – Julie Mckinnon, Realty Specialist, 775.623.1734, jmckinno@blm.gov

- a. The property fencing shall remain on private land and use material would not impact visual resources to adjacent public lands or other users in the area.
- b. The BLM has retained an interest in ditches and canals on this subject property.

*** End of Conditions ***

Public Notice

Pursuant to Washoe County Code Section 110.810.25 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 10-mile radius of the subject property, noticing 35 separate property owners.



NOTICING MAP

May 5, 2024

Washoe County
10101 E. Ninth Street
Reno, NV 89512

Subject: Amendment of Conditions for WSUP2022-0003 (Highway 34 Storage)

Dear Washoe County,

Please accept the enclosed application to amend condition 1.c to allow two additional years for construction of this project.

Bright-Holland, the owner and developer, experienced delays getting design plans prepared for a building permit application and was unable to get plans submitted and approved prior to the expiration date. No other changes are requested.

The approved application packet and design plans are resubmitted with this application.

Please don't hesitate to contact me if you have any questions.

Sincerely,



Arlo Stockham, AICP

Enclosures:

- Amendment of Conditions Application Form
- Copy of 2022 Application Packet
- Copy of 2022 Plan Maps
- Action Order for WSUP22-003 (Highway 34 Storage)

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Highway 34 Storage			
Project Description: Amend WSUP22-0003 Condition 1.c to provide two additional years to permit and construct the outdoor storage project.			
Project Address: West side of Route 34, 16 miles north of Gerlach.			
Project Area (acres or square feet): 51.03+- acres			
Project Location (with point of reference to major cross streets AND area locator): The project is in Hualapai Valley on the west side of Route 34, 16 miles north of Gerlach.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-372-02	51.03		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP2022-0003			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Bright-Holland Co		Name: Arlo Stockham	
Address: 9190 Double Diamond Pkwy, Ste 138		Address: 9190 Double Diamond Pkwy, Ste 138	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: (775) 315-4231	Fax:
Email: jtclaytone@gmail.com		Email: arlostockham@gmail.com	
Cell: (775) 771-2122	Other:	Cell: (775) 315-4231	Other:
Contact Person: Todd Jaksick		Contact Person: Arlo Stockham	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		Name: TEC Civil Engineering Consultants	
Address:		Address: 9429 Double Diamond Pkwy, Ste A	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: (775) 352-7800	Fax:
Email:		Email: jgilles@tecreno.com	
Cell:	Other:	Cell: (775) 846-0164	Other:
Contact Person:		Contact Person: Jason Gilles	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024

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)**.

Condition 1.c requires the issuance of building permits within 2 years from the date of approval (May 5, 2024). Bright-Holland experienced delays getting design plans prepared and is now unable to meet the deadline. The requested expiration would be 2 years from the date of the amendment to conditions.

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.

No Impact. The project will be constructed as previously approved.

Highway 34 Storage

Special Use Permit



Prepared by:



February 8, 2022

Highway 34 Storage

Special Use Permit Application

Prepared for:

Bright-Holland Co.

9190 Double Diamon Parkway, Suite 138

Reno, Nevada 89521

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

February 8, 2022

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Figure 2 – Existing Conditions 2
Figure 3 – Existing Conditions 3
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Appendices:

- Washoe County Development Application
- Owner Affidavit
- Special Use Permit Application
- Property Tax Verification

Attachments:

- Preliminary Site/Utility/Grading Plan
- Preliminary Cross Sections

HIGHWAY 34 STORAGE

Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of the following uses within the General Rural zone per section 110.206.10b of the Washoe County Development Code (High Desert Area Plan):
 - Storage of Operable Vehicles
 - Storage of Inoperable Vehicles
 - Wholesaling, Storage, and Distribution (Light)

Project Location

Highway 34 Storage consists of 51.03± acres located along the west side of County Route 34 north of Gerlach within the High Desert Area Plan. Specifically, the project site (APN # 071-372-02) lies approximately 16 miles, 16 miles north of Gerlach via County Route 34. Figure 1 (below) depicts the project location.

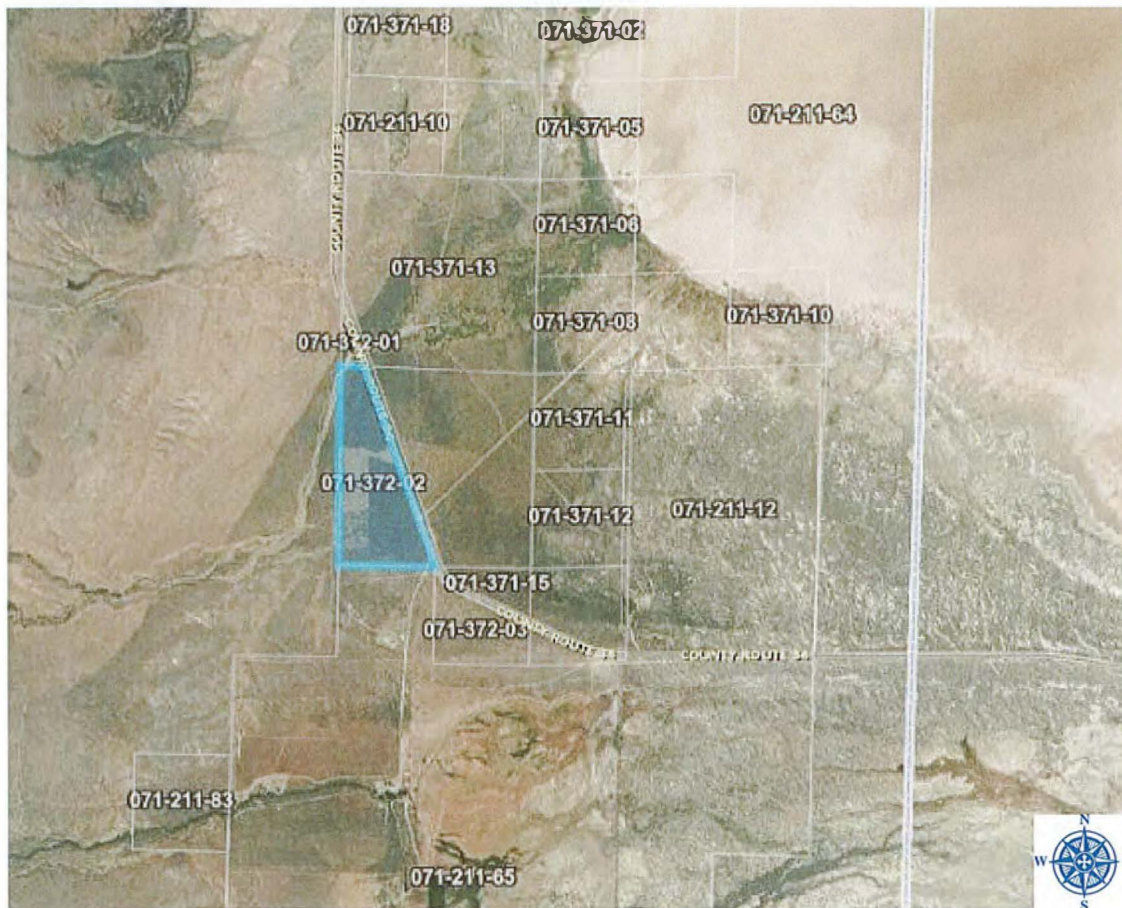


Figure 1 – Vicinity Map

HIGHWAY 34 STORAGE

Existing Conditions

The project site is currently vacant and includes various unimproved paths, cleared space, gate and perimeter fencing. Access to the site is direct from County Route 34 and is currently located at the central portion of the property frontage.

Parcels that adjoin the site to the north, east and west are vacant and include terrain similar to that of the project site. Property to the south is the working Granite Ranch which includes a residential structure located approximately 3,000 feet south of the southern property boundary. All adjoining properties (and those within the immediate vicinity) are zoned General Rural (GR). The large parcel to the west is public lands managed by the Bureau of Land Management (BLM) while properties directly south and east of the site are privately owned.

The site generally slopes gradually from the southwest to the northeast, towards the highway. The area subject to the Special Use Permit request included with this application is flat and includes native vegetation (sagebrush, rabbitbrush, etc.).

Figure 2 (below) and Figure 3 (following page) depicts the property included with this Special Use Permit request.

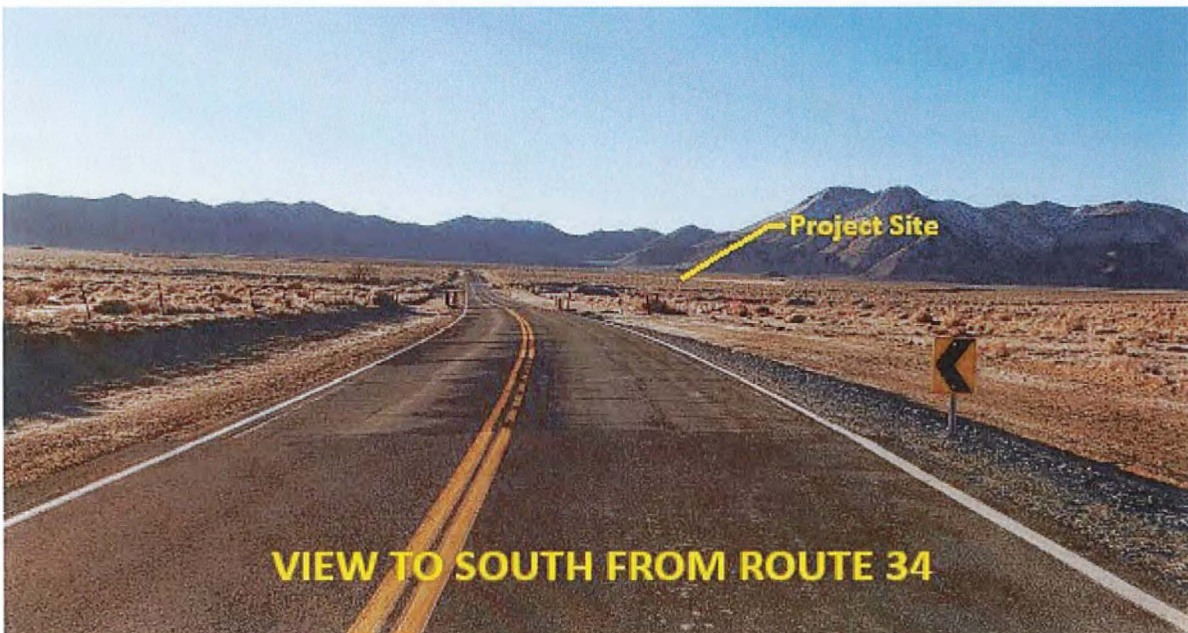


Figure 2 – Existing Conditions

HIGHWAY 34 STORAGE

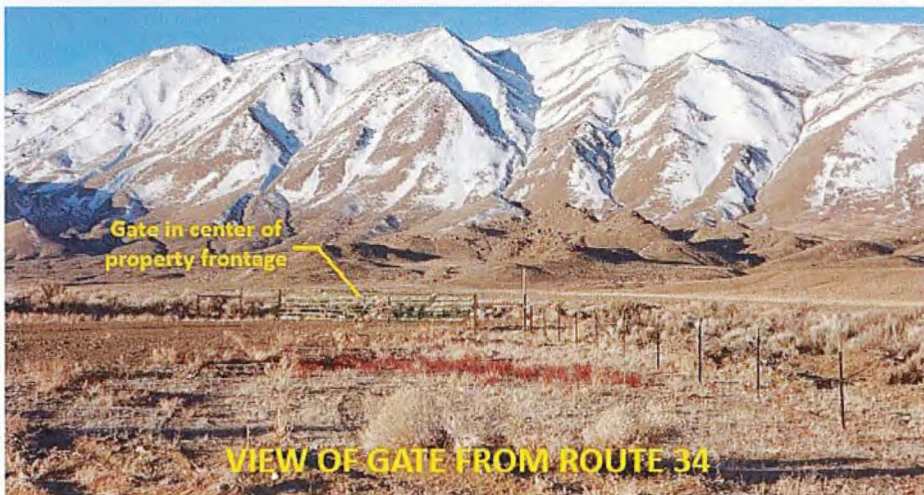
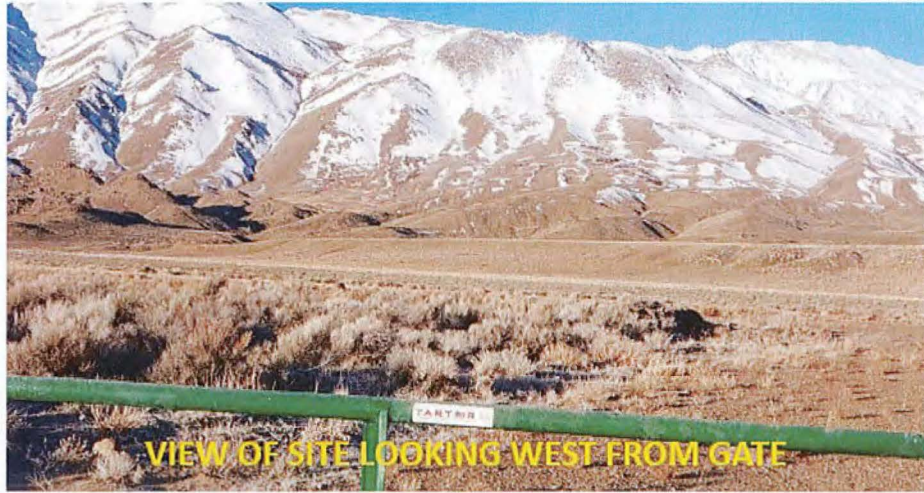


Figure 3 – Existing Conditions

HIGHWAY 34 STORAGE

Project Description/Request

This application includes a Special Use Permit (SUP) request to establish outdoor storage at the project site. As defined by the Washoe County Development Code, the SUP will allow for storage of operable and inoperable vehicles along with wholesaling, storage, and distribution (light) use types. These uses are specifically allowed in the General Rural (GR) zone with the approval of a SUP per section 110.206.10(b) of the Development Code (High Desert Area Plan General Rural Zone Modifier).

The proposed disturbed area is 11.04± acres with 39.99± acres remaining undisturbed. The storage area will be located in the central portion of the site and will consist of outdoor storage which could include operable and inoperable vehicles, boats, RVs, and containers. Any containers stored onsite may vary in size but typically consist of shipping containers or trailers ranging from 20 to 52± feet in length and will be arranged in a single layer (no stacking).

In addition to the containers, outdoor storage will be provided to accommodate RVs, boats, operable and inoperable vehicles. Screening/fencing will be placed at the perimeter of the storage area to screen all outdoor storage areas from outside of the property boundaries.

With development of the storage use types, a second access road will be developed from Route 34 into the eastern end of the south side of the property. The road will be 24-feet in width.

The project development includes provisions for a caretaker's quarters that could be occupied by an onsite manager as a single-family residence is permitted by right within the GR zone. Timing of this is dependent upon overall demand and activity associated with uses occurring onsite and is subject to improvements such as a well and septic system as shown on the site plan. Should the applicant proceed with construction of a residence, it will be subject to applicable building permits and requirements established by the State of Nevada and Washoe County Health District related to well and septic systems.

As typical within the High Desert Area Plan, it is requested that the suburban development standards included in the Development Code be modified to reflect the rural site location and natural landscape. Specifically, it is requested that the paving and landscaping requirements be waived. This is consistent with other projects in the area and will ensure that the overall character and feel of the high desert is retained. For example, new landscaping such as trees and shrubs are in sharp contrast to the natural landscape and result in greater visual impacts that draw attention to site improvements rather than screen them.

In lieu of paving, it is proposed to utilize an all-weather surface (aggregate base) for roadways and storage areas within the project boundary. The proposed storage use is of very low intensity and will generate minimal vehicle trips. Thus, an all-weather surface will be more than adequate and will still accommodate larger vehicles and equipment while keeping with the rural character of the area.

Figure 4 (following page) depicts the preliminary site plan including utilities and grading, as previously described.

HIGHWAY 34 STORAGE

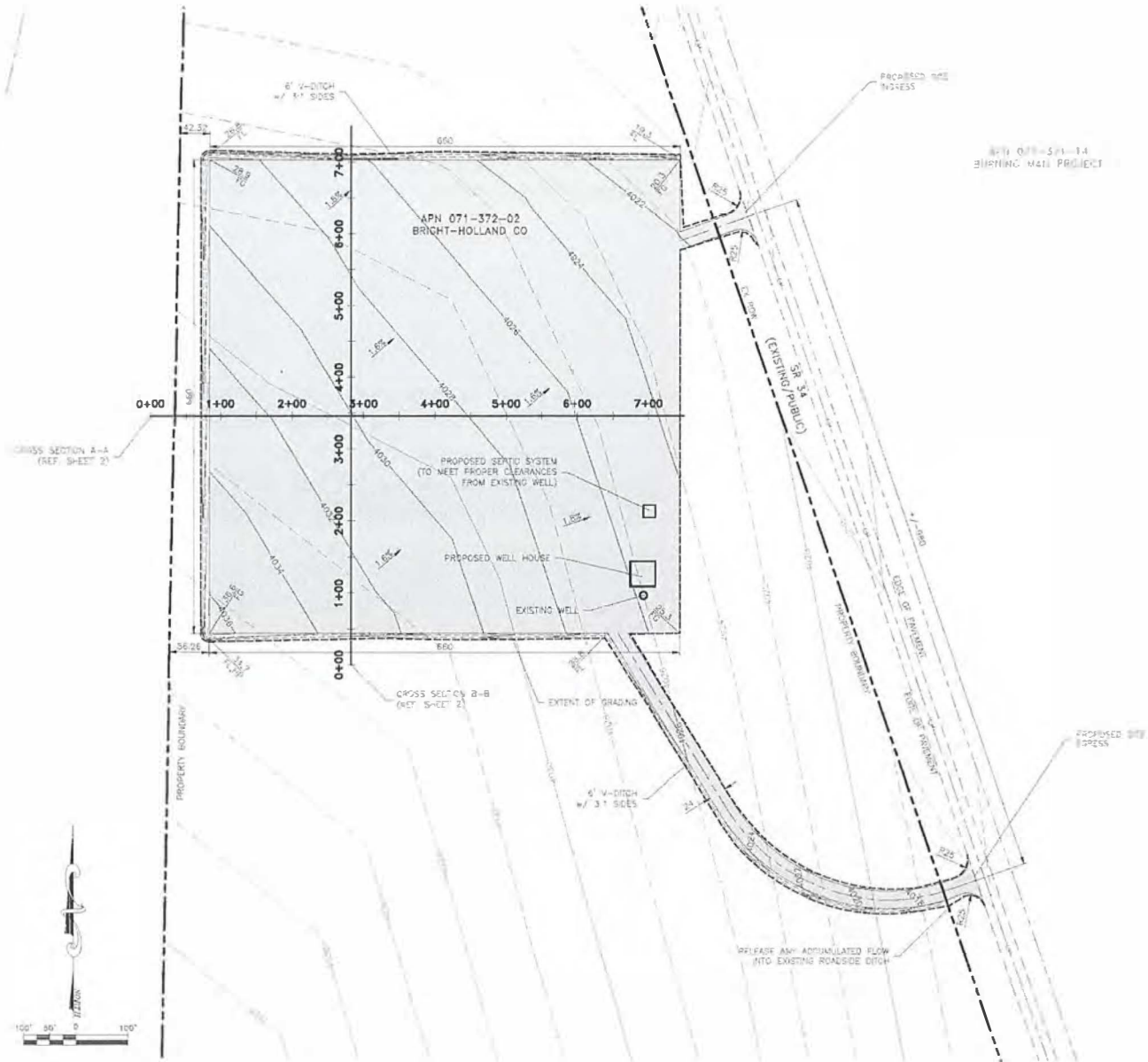


Figure 4 – Preliminary Site Plan

The storage uses planned are of a very low intensity and are not anticipated to generate negative impacts to the surrounding area. The primary potential impact is visual. Providing proper screening to include some combination of fencing, berms and landscaping to blend in with the natural surroundings ensures that all visual impacts are properly mitigated. The screening will also ensure that all outside storage areas are fully screened.

HIGHWAY 34 STORAGE

Lighting of the facility is not planned at this time. The High Desert Area Plan strongly discourages lighting that results in spill-over and glare, reducing views of the nighttime skies. No light pollution will occur as a result of this proposal.

Traffic generated by the project will be minimal. The Institute of Transportation Engineers (ITE) Trip Generation Manual provides trip generation rates for mini-warehouse/storage units (land use code 151). Based on the most conservative estimate of the full 11± acres developed, 390 average daily trips (ADT) with 28 am and 39 pm peak trips are expected. However, it is very important to note that the ITE estimates relate to a commercial self-store operation. Traffic impacts generated by the project account for no more than 50% of the volumes that would require a traffic impact analysis per Washoe County standards. The project will not impact the level of service on Route 34 or any roadways within the area.

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in bold face type.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

Section 110.206.10b of the Washoe County Development Code specifically provides for a modifier to the General Rural development standards and allowed use table within the High Desert Area Plan permitting the requested uses with the approval of a SUP. Additionally, the Board of Adjustment has the ability to modify development standards as part of the public SUP review process (section 110.810.20e) allowing for the proposed deviations to paving standards.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The proposed storage uses are of a very low intensity and do not require utility connections or the need for potable water. A well is present on-site and a septic system will be provided for future caretaker quarters. The attached grading plan and drainage report address how drainage will be addressed, including onsite detention to ensure that predevelopment flows from the site are not increased as a result of this project.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

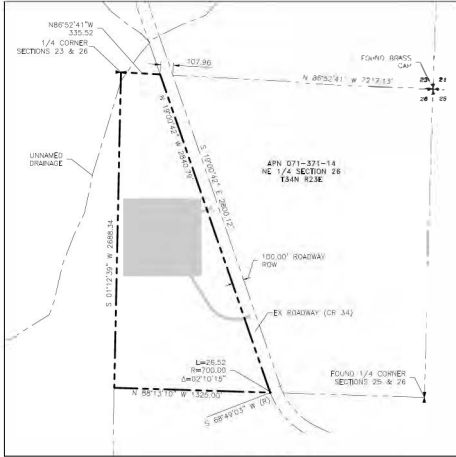
The portion of the site proposed for storage use is well suited for development and generally includes slopes less than 2%. As the proposed uses have a low intensity, the site is suitable for storage.

HIGHWAY 34 STORAGE

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

No negative impacts are anticipated with the granting of this SUP request. The storage use is very low intensity and will not generate large amounts of onsite activity. The project location and the use of suitable fencing/landscaping to screen outdoor storage areas further ensure that negative impacts will not occur. Outdoor storage occurs throughout rural areas of the High Desert Area Plan and is not out of character with other properties in the project vicinity.

COUNTY ROUTE 34 STORAGE



NOTES:

1. NO EXISTING BUILDINGS ON SITE.
2. NO PROMINENT LANDMARKS, ROCK OUTCROPPINGS EXIST ON SITE.
3. NO PORTION OF THE DEVELOPMENT IS SUBJECT TO INUNDATION OR STORMWATER OVERFLOW AS SHOWN ON THE ADOPTED FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD BOUNDARY AND FLOODWAY MAPS.
4. NO AREAS WITH SLOPES GREATER THAN 15% EXIST ON SITE.
5. NO WETLAND AREAS EXIST ON SITE.
6. THE ENTIRE SITE IS WITHIN THE FEMA FLOOD HAZARD ZONE D.
7. THE PROPOSED SITE IS WITHIN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
8. ALL PROPOSED DIRTWORK WILL BE CONTAINED WITHIN THE PARAMETERS OF THE SUBJECT PROPERTY. NO SOIL WILL BE IMPORTED OR EXPORTED.

PROJECT DATA

PARCEL AREA 51.03 ACRES
 DISTURBED AREA 11.04 ACRES
 UNDISTURBED AREA 39.99 ACRES



OWNER

BRIGHT-HOLLAND CO
 9199 DOUBLE DIAMOND PKWY STE 138
 RENO, NV 89521

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
 514 39 DOUBLE DIAMOND PARKWAY, SUITE A
 RENO, NEVADA 89521

SHEET INDEX

1. PRELIMINARY SITE/UTILITY/GRADING PLAN
2. PRELIMINARY CROSS SECTIONS

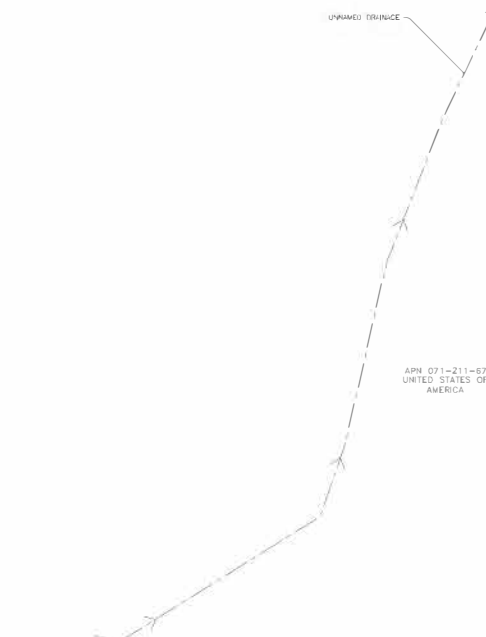
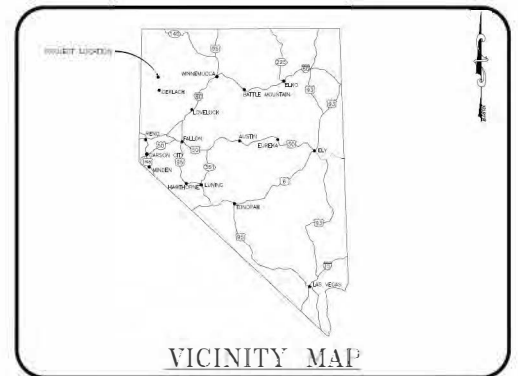
LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- EXISTENT
- CENTERLINE (CL)
- ACRESIDE BANE
- EXTENT OF GRADING



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM, 1983/94 AS ESTABLISHED BY TIES TO GPS POINTS S CHALK BLUFF AND R5104. DIVIDE THE 'GROUND COORDINATES' BY 1.00 019399 TO OBTAIN GRID.

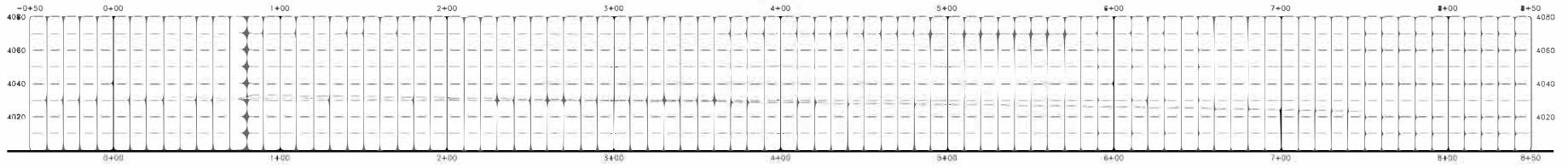


PRELIMINARY SITE/UTILITY/GRADING PLAN

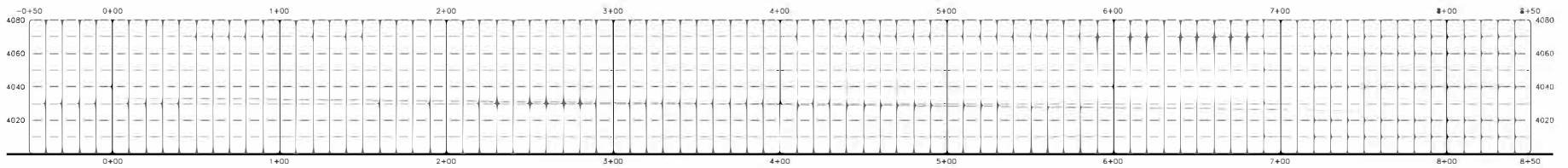


COUNTY ROUTE 34 STORAGE

SECTION CROSS SECTION A-A



SECTION CROSS SECTION B-B



HORIZONTAL SCALE
1"=30'

VERTICAL SCALE
1"=30'

PRELIMINARY CROSS SECTIONS

SHEET 2 of 2
PRELIMINARY CROSS SECTIONS
DATE: 01/12/2022
SCALE: 1"=30'
JOB #: BR025



**Unanimous Written Consent of Officers
To Act Without a Meeting and Resolutions
of
Bright-Holland Co.**

NRS § 78.315 of the private corporation law of Nevada provides that any action required or permitted to be taken at any meeting may be taken without a meeting if written consent thereto is signed by all Officers of the Corporation. Therefore, and pursuant to the provisions of the private corporation law of Nevada, each of the Officers of Bright-Holland Co. ("Corporation") by signing this document waives any notice that may be required for a meeting of the board of the Officers and consents to the following actions:

Signature Authority

RESOLVED: That Todd Jaksick, as President/Secretary/Treasurer of Bright-Holland Co, is authorized to execute any and all documents and/or applications relating to any transactions on behalf of the Corporation.

In witness whereof, the undersigned have executed this Unanimous Written Consent of Officers to Act without a Meeting and Resolutions.

Dated: April 24, 2024



Todd B. Jaksick, President/Secretary/Treasurer



Benjamin Jaksick, Vice-President