



**Black Rock
Rentals**

Wood Stove
Hot Tubs
*Portable &
Private*

Gerlach, NV

775-335-6001

Vardo
Campers
*Private Luxury
Campers*

For All Your Camping Supplies and Amenities

**Gerlach/Empire CAB Meeting Presentation
April 10, 2025**

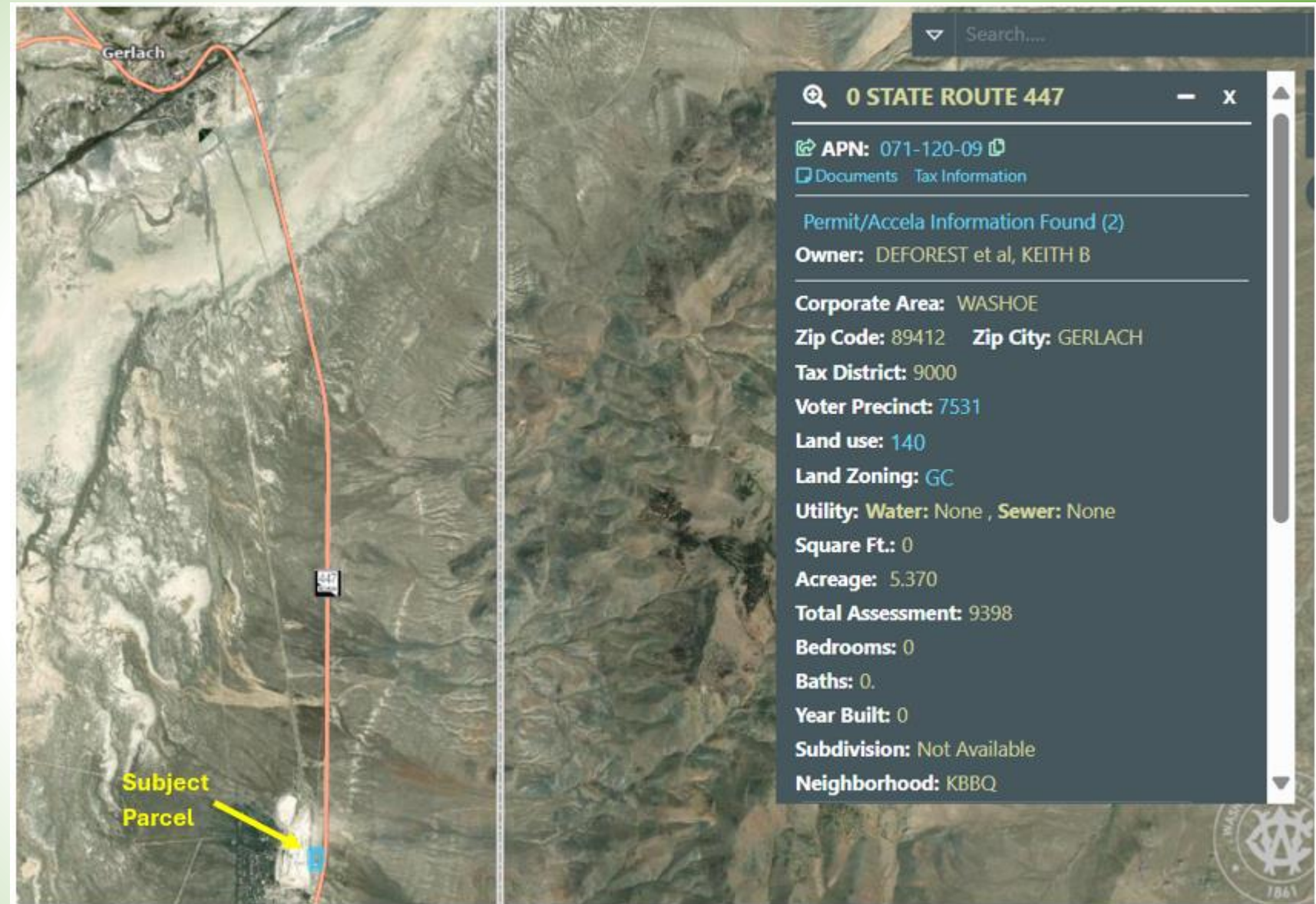
Bowman

Project Location

West side of SR 447,
approximately 1,500
feet north of C Street

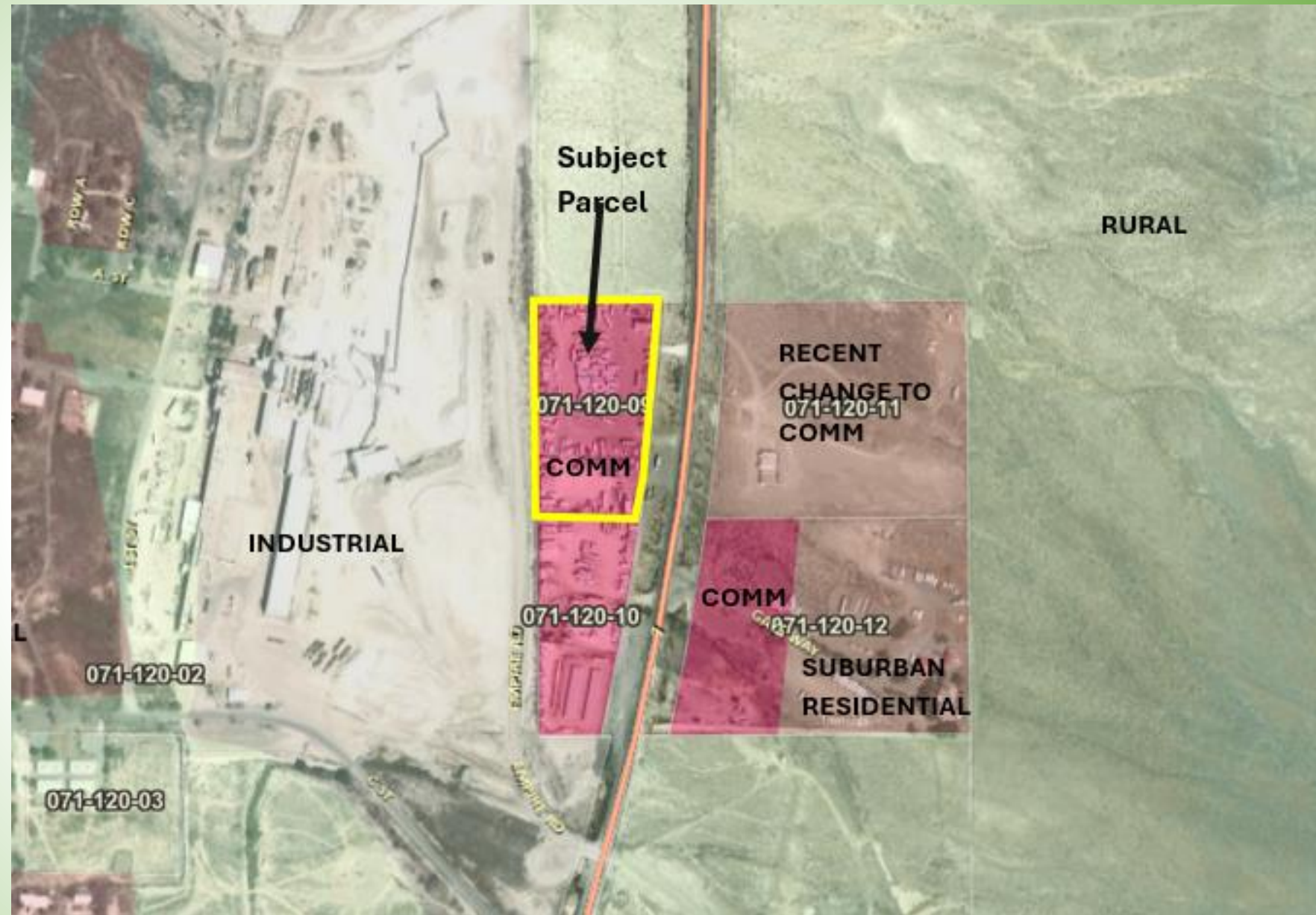
APN 071-120-09

5.37+/- acre parcel



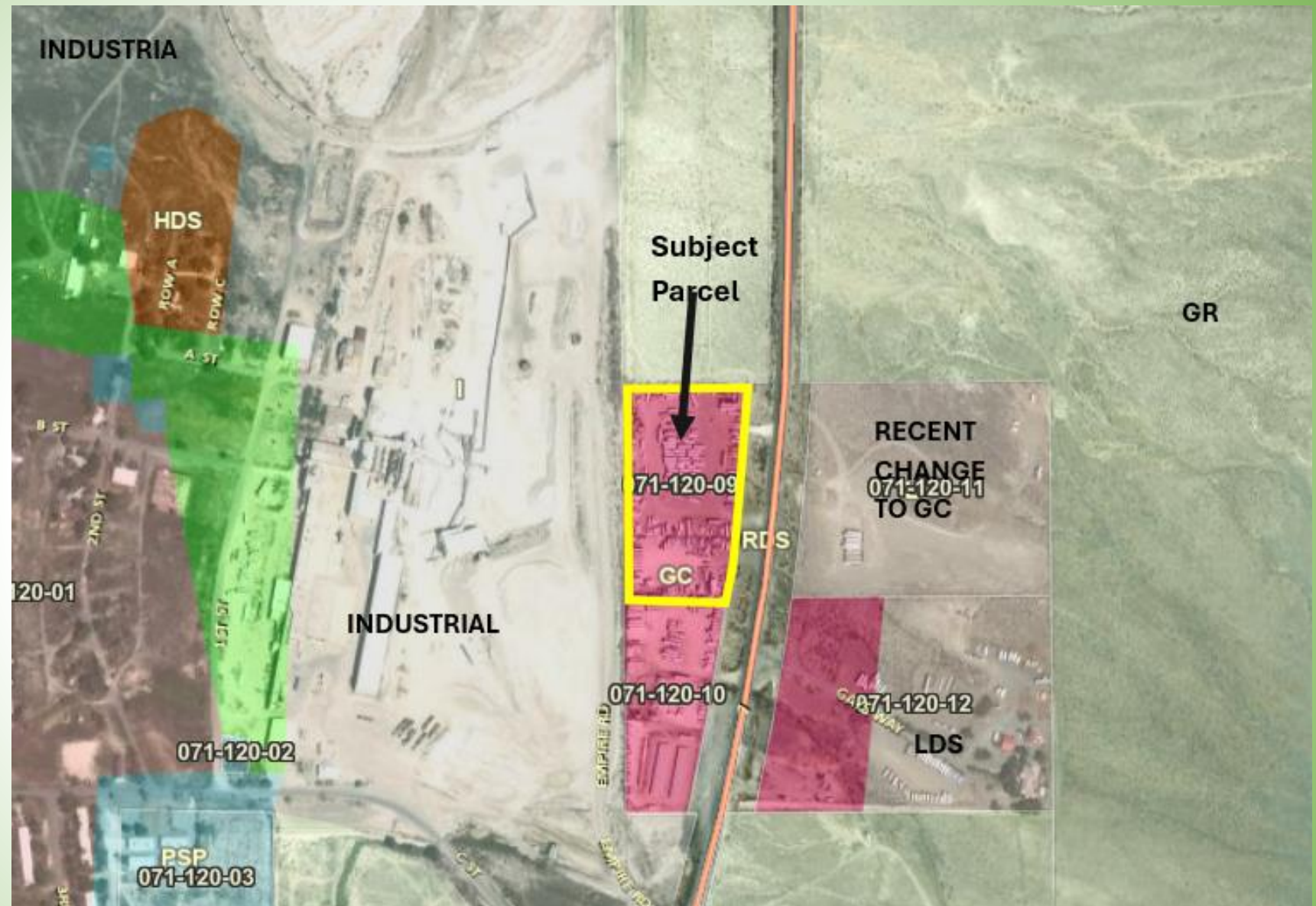
Master Plan

The subject property is currently master planned Commercial by Washoe County



Zoning

The subject property is currently Zoned General Commercial (GC) by Washoe County



Code Violation Notices



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building
Code Compliance

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6106
FAX (775) 328-6133

ADMINISTRATIVE ENFORCEMENT
****FIRST WARNING****

November 27, 2024

KEITH DEFOREST
PO BOX 54
GERLACH, NV 89412

Case Number: WVIO-PLA24-0201
Subject Property: 0 STATE ROUTE 447, WASHOE COUNTY, NV 89412
Parcel Number: 071-120-09

The code violations found on the property and the actions you must take to correct the situation are:

VIOLATION:

WCC section 110.306.35(b) – Outdoor Storage on Vacant Lots. No outdoor storage shall occur on a vacant parcel without an existing principal use.

CORRECTIVE ACTION:

WCC section 110.306.35(b) – Remove all stored items/material from the property.

VIOLATION: WCC section 25.015; License required for engaging in business. Operating a business within unincorporated Washoe County without the proper Washoe County business license. (BLACK ROCK RENTALS)

CORRECTIVE ACTION: WCC section 25.015; Cease all business operations until the required Washoe County business license is obtained.

December 30, 2024

on of subject
its on the property.
voluntary action

orrect the situation are:
outdoor storage shall

the property.
business. Operating a
Washoe County

erations until the

uest an extension of
may be in writing to the
oy, or by phone at
strated reasonable
ces that prevent you
on of time, we will

orrected by 12/30/2024.
The administrative



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Request Summary



Use on site for many years, including rental of trailers and other camping-oriented equipment and storage of other's trailers – Found out to not be legally established by Code Violation letter.

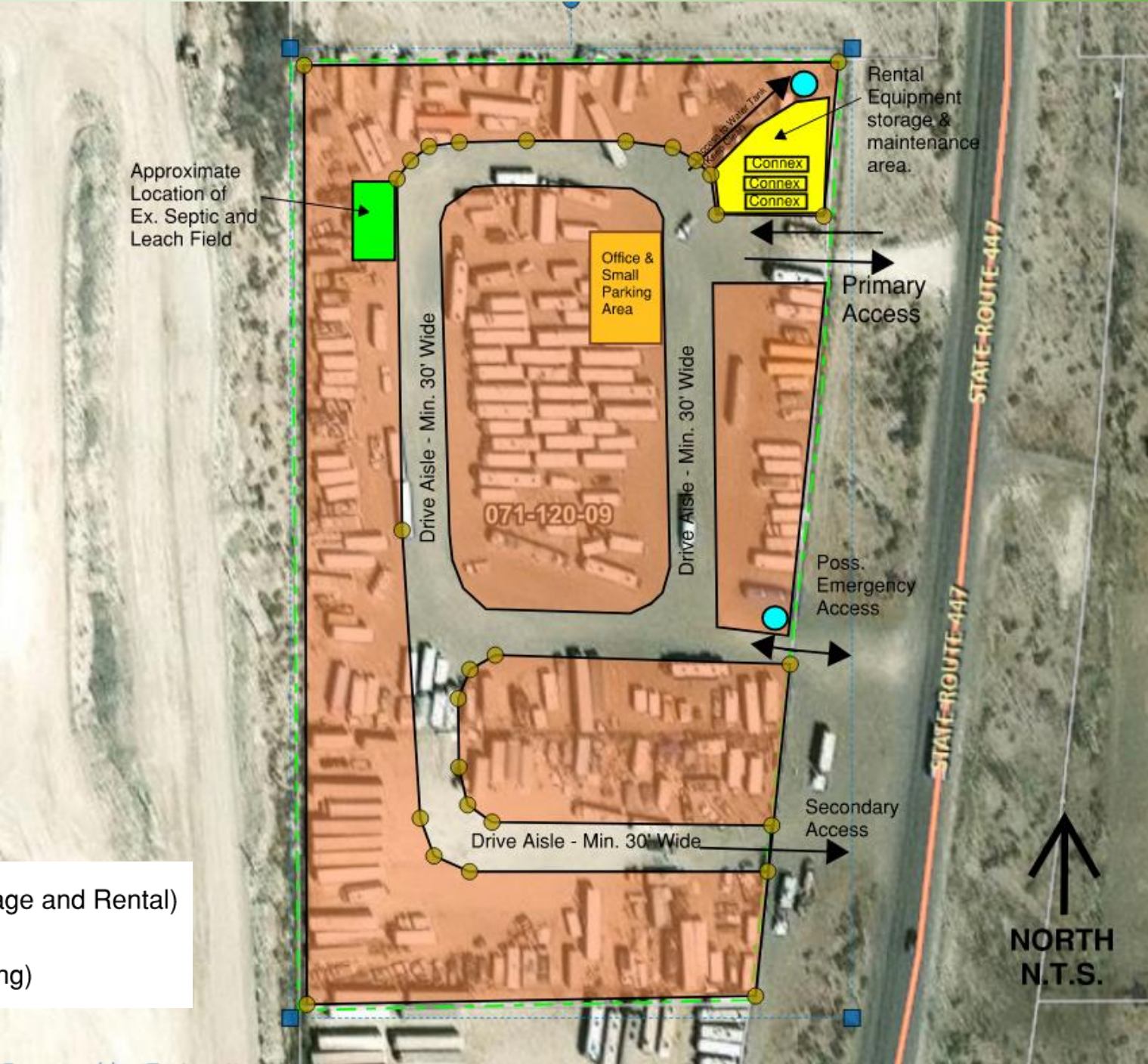
To Do List

- Establish a “primary use”/building for an office – will allow for rental of own trailers and equipment.
- Submit and have SUP approved to allow for “Storage of Operable Vehicles” – rental of storage space to others.

Due to lack of utilities (water, electric) it is anticipated that certain waivers, directors' modifications or other similar requests would be necessary if we look to be appropriately creative or minimize the water consumptive landscaping and screening that would be typical in a suburban environment. Additionally, parking or other typical development standards may need some reasonable flexibility based on the project location and existing improvements.

Site Plan

-  RV and Trailer Storage Area (for Private Storage and Rental)
-  3,000 Gallon Fire Water Storage Tank (Existing)



Site Cleanup – On-Going



Existing Site Conditions/Photos



Neighborhood Meeting – April 22, 2025

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss Black Rock Rentals, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

6:00 p.m. to 7:00 p.m. Tuesday, April 22, 2025

Gerlach Community Center - 410 Cottonwood St, Gerlach, NV

Project Description:

This project is located on a 5.37+/- acre parcel the west side of SR 447, approximately 1,500 feet north of C Street, parcel number 071-120-09. This proposed project is requesting the allowance for the storage of operable vehicles, which would allow for the rental of space to others for the storage of trailers, RV, and the like. The property has been used in this fashion in the past, but it was recently noted by Washoe County that a special use permit is necessary to bring the use into conformance with code.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Dave Snelgrove at Bowman at dsnelgrove@bowman.com or (775-856-7073).

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Trevor Lloyd, 775.328.3617, tlloyd@washoecounty.gov.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Questions?

Keith brought Comment Cards, and you may fill out any comments and provide the cards back to Keith. He will scan them in and send them to me such that I may upload those to the Neighborhood Meeting HUB for this Special Use Permit request. Comment cards will also be available at the Neighborhood Meeting on April 22nd.