

# 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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- 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.

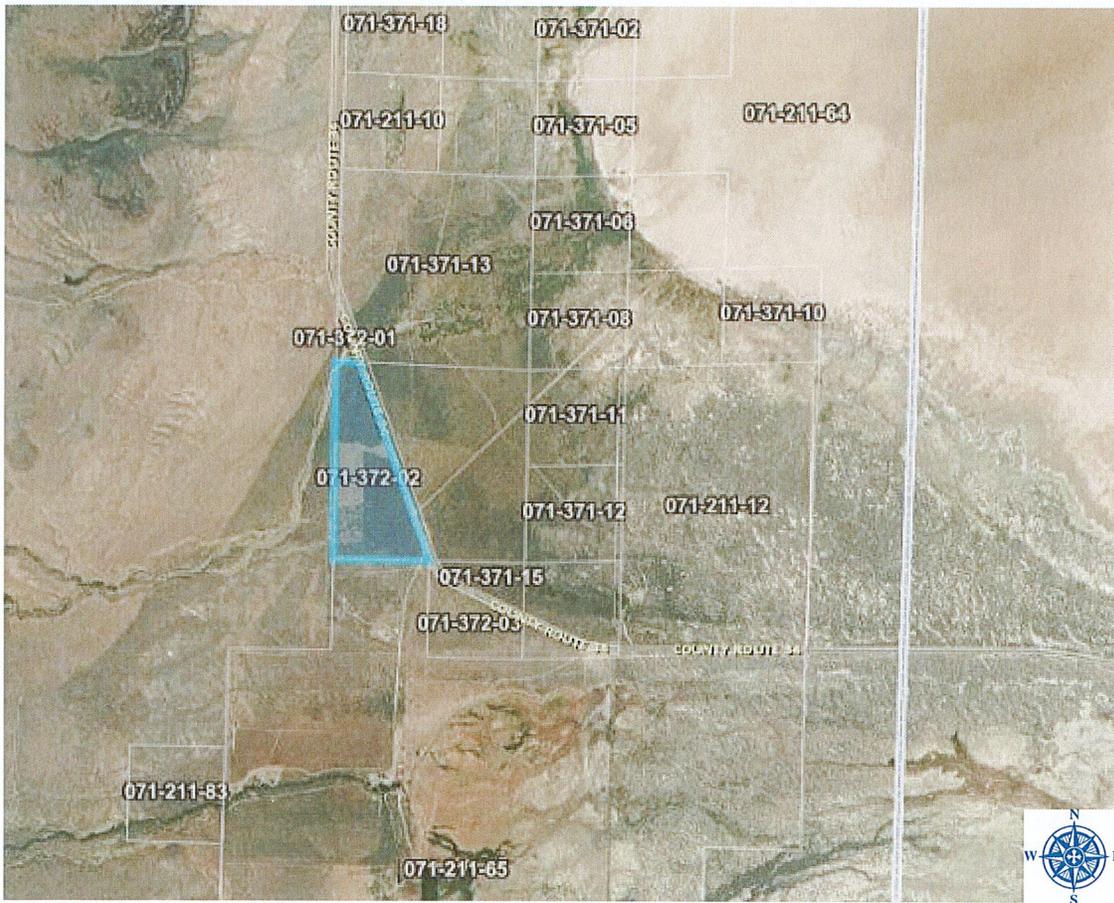


Figure 1 – Vicinity Map

## HIGHWAY 34 STORAGE

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### 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

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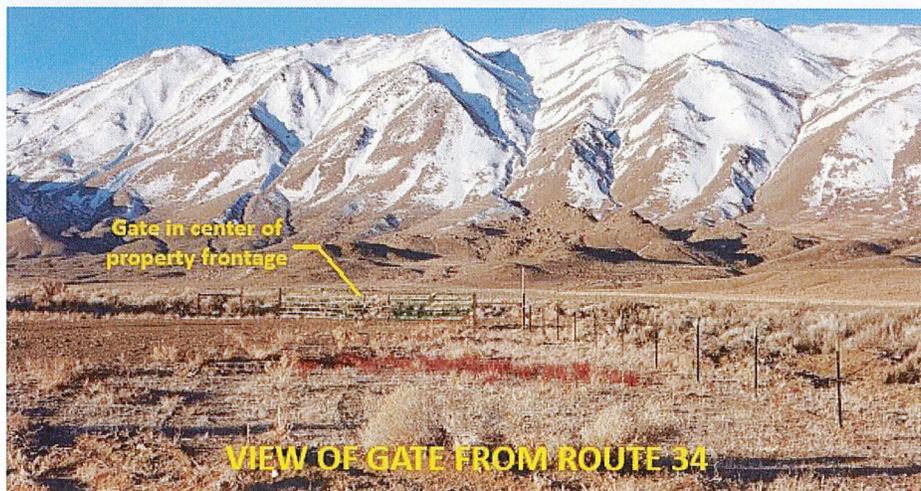
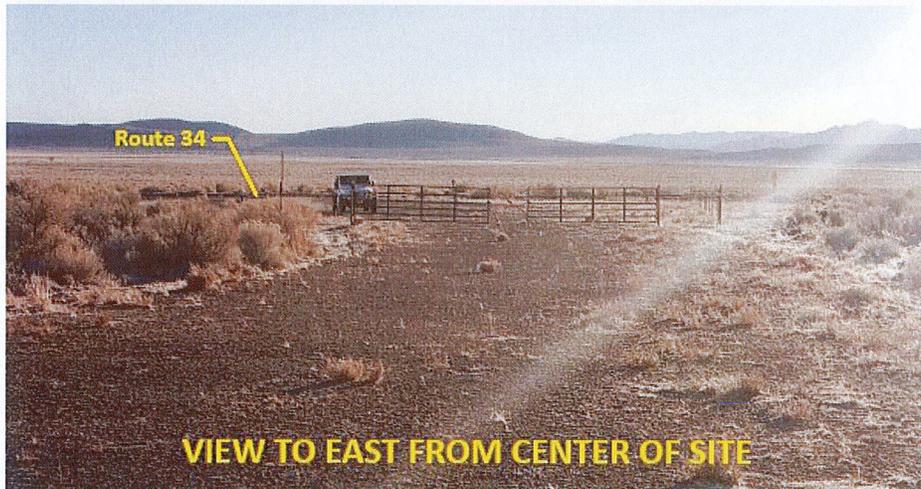
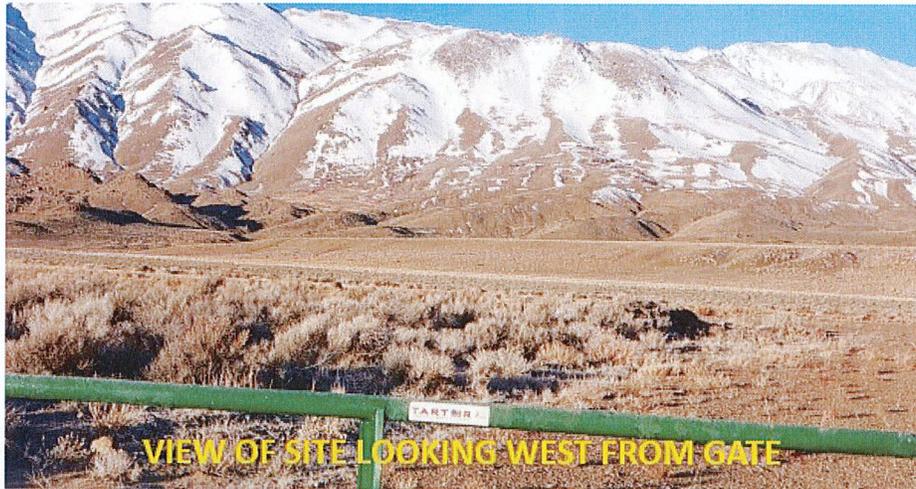


Figure 3 – Existing Conditions

## HIGHWAY 34 STORAGE

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### 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.

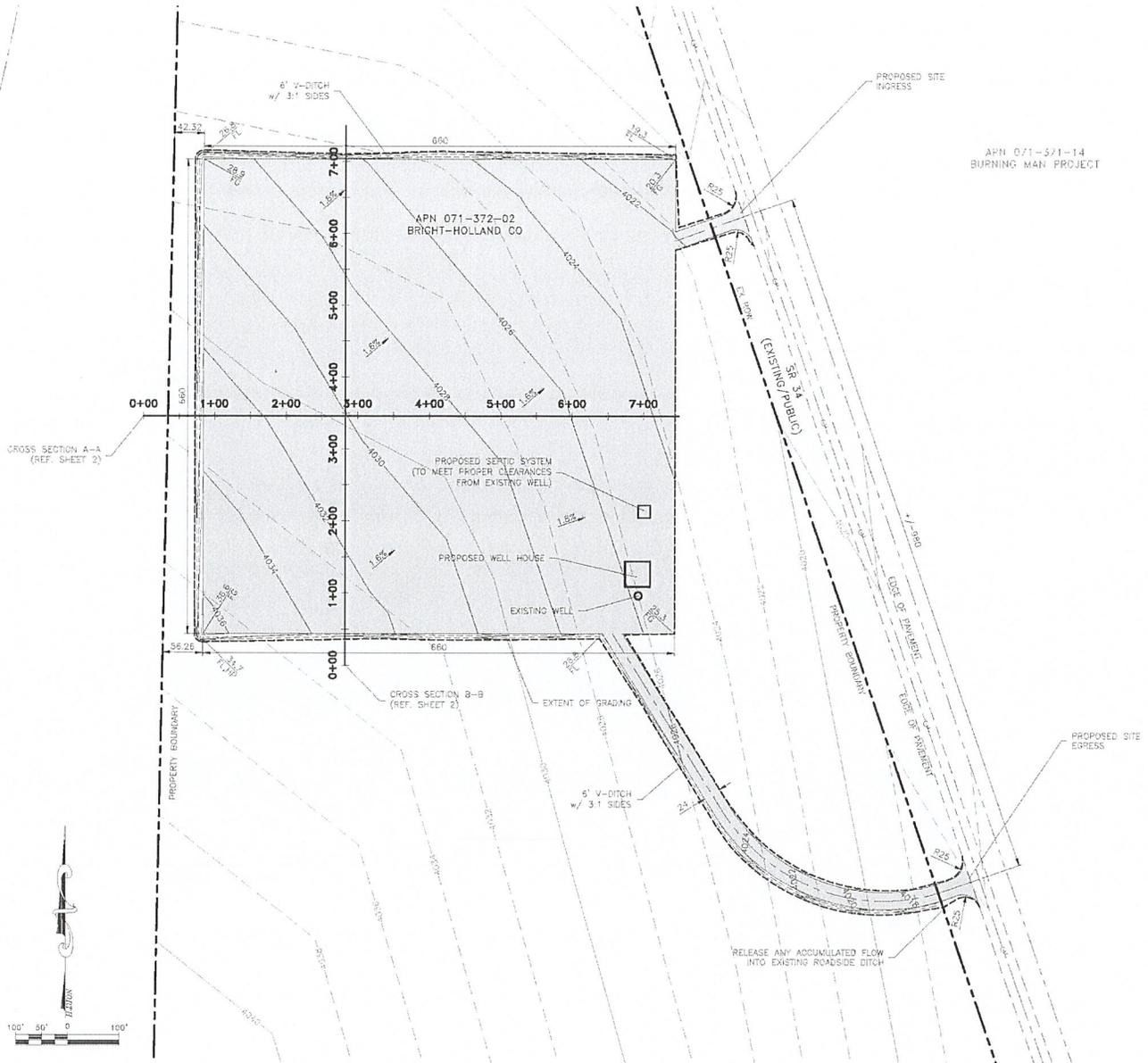
The project development includes provisions for a caretaker's quarters that could be occupied by an onsite manager as a single-family residence is permitted by right within the GR zone. Timing of this is dependent upon overall demand and activity associated with uses occurring onsite and is subject to 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

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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

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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.**

# **APPENDICES**

## 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: <b>Highway 34 Storage</b>			
Project Description: A SUP to allow for storage of operable and inoperable vehicles and wholesaling, storage and distribution within the General Rural Zone allowed under the High Desert Area Plan.			
Project Address: West side of County 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 <b>AND</b> area locator): The property is located west of County Route 34, approximately 16 miles north of Gerlach. See attached vicinity map for more details.			
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).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Bright-Holland Co.		Name: Christy Corporation, Ltd.	
Address: 9190 Double Diamond Pkwy, Ste 138		Address: 1000 Kiley Parkway	
Reno, NV	Zip: 89521	Sparks, NV	Zip: 89436
Phone: (775) 771-2122	Fax:	Phone: (775) 502-8552	Fax:
Email: jtclaytone@gmail.com		Email: Lisa@christynv.com	
Cell:	Other:	Cell: (908) 763-6576	Other:
Contact Person: Jessica Clayton		Contact Person: Lisa Nash	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
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	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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 and Wholesaling, Storage, and Distribution (Light)

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Refer to the attached site plan and engineering drawings.

3. What is the intended phasing schedule for the construction and completion of the project?

Phasing for the project will be dependent upon market conditions and is expected to be complete within 1 to 4 years.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The project area is flat and unconstrained. Refer to the attached report for a detailed analysis.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The project will provide for needed storage within the outlying Gerlach area without adversely impacting neighboring properties and Gerlach residents. Refer to the attached report for additional analysis.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The use of appropriate screening materials for all outdoor storage areas will occur to ensure visual impacts are properly mitigated. The is detailed in the attached report.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Refer to the attached report and preliminary site plan for this information.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Septic
b. Electrical Service	Solar or Generators
c. Telephone Service	Cellular Service
d. LPG or Natural Gas Service	Granite Propane
e. Solid Waste Disposal Service	Gerlach GID
f. Cable Television Service	Various Providers
g. Water Service	Onsite Well

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Water rights for the project will be coordinated through the State of Nevada.
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10. Community Services (provided and nearest facility):

a. Fire Station	Gerlach Fire
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Gerlach
d. Middle School	Gerlach
e. High School	Gerlach
f. Parks	Water Tower Park in Gerlach
g. Library	Washoe County Spanish Springs Branch
h. Citifare Bus Stop	Not applicable

# COUNTY ROUTE 34 STORAGE

## OWNER

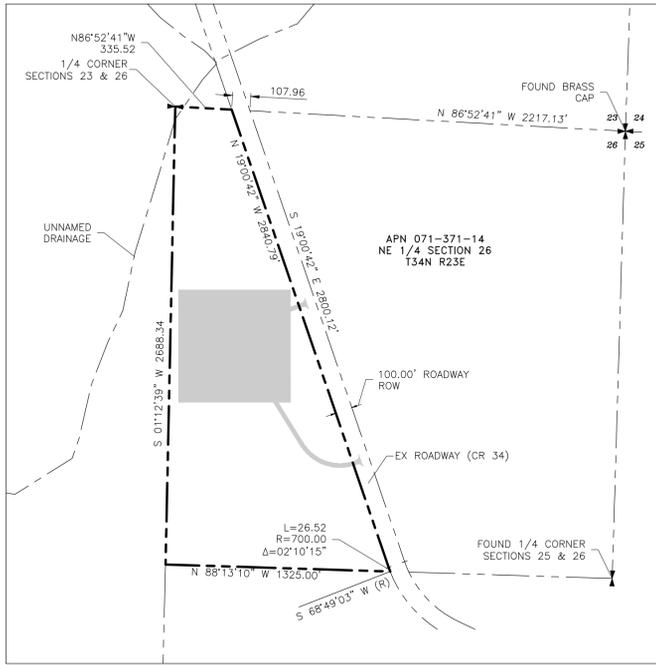
BRIGHT-HOLLAND CO  
9190 DOUBLE DIAMOND PKWY STE 138  
RENO, NV 89521

## ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS  
9429 DOUBLE DIAMOND PARKWAY, SUITE A  
RENO, NEVADA 89521

## SHEET INDEX

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

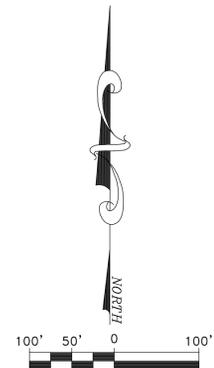


## PROJECT DATA

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

## NOTES:

- NO EXISTING BUILDINGS ON SITE.
- NO PROMINENT LANDMARKS, ROCK OUTCROPPINGS EXIST ON SITE.
- 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.
- NO AREAS WITH SLOPES GREATER THAN 15% EXIST ON SITE.
- NO WETLAND AREAS EXIST ON SITE.
- THE ENTIRE SITE IS WITHIN THE FEMA FLOOD HAZARD ZONE D.
- THE PROPOSED SITE IS WITHIN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
- ALL PROPOSED DIRTWORK WILL BE CONTAINED WITHIN THE PARAMETERS OF THE SUBJECT PROPERTY. NO SOIL WILL BE IMPORTED OR EXPORTED.



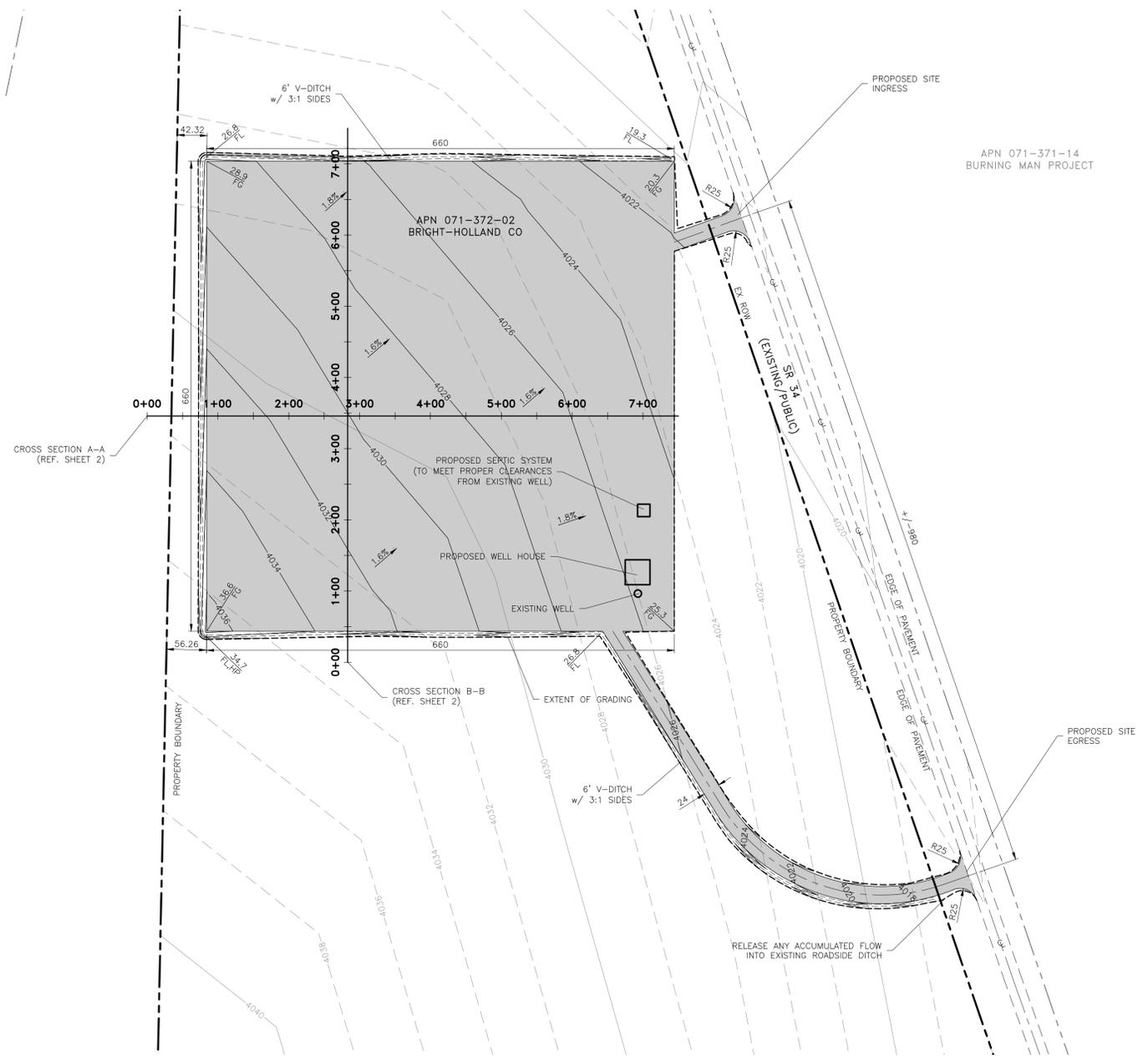
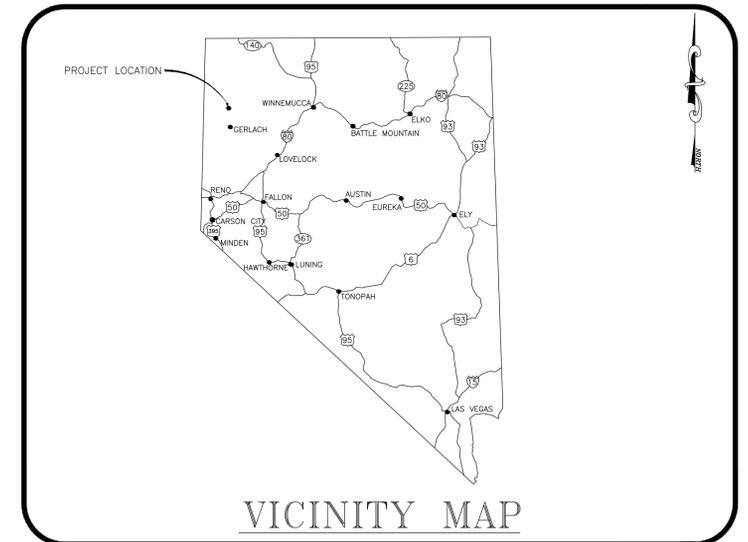
## LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- EASEMENT
- CENTERLINE (C)
- AGGREGATE BASE
- EXTENT OF GRADING



## BASIS OF BEARINGS

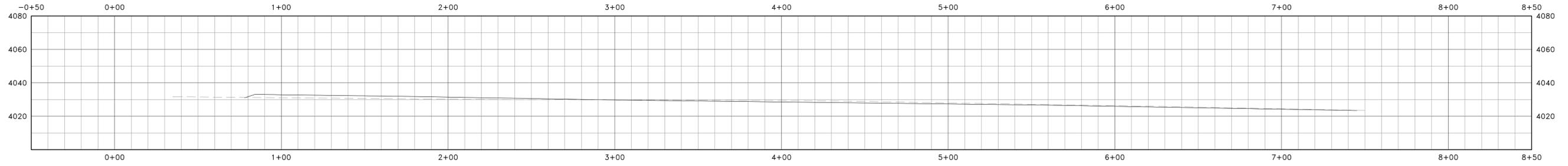
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM, 1983/94 AS ESTABLISHED BY TIES TO GPS POINTS S CHALK BLUFF AND R5104. DIVIDE THE GROUND COORDINATES BY 1.000197939 TO OBTAIN GRID.



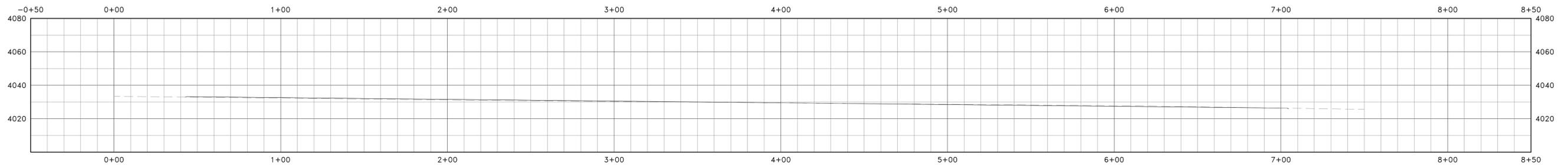
# PRELIMINARY SITE/UTILITY/GRADING PLAN

# 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