

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

☐ Yes	☐ No	If yes, please attach a copy.
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7. How is your current water provided?

8. How is your current sewer provided?



July 20, 2026

Chris Bronczyk, Senior Planner
Washoe County
1001 East Ninth Street
Reno, NV 89512

RE: WSUP26-0010 (Iveson Ranch Employee Housing SUP) –Variance Addition for Trailers for Temporary Occupancy during construction

Dear Chris:

Per our conversations with the Iveson Ranch applicant and team, we have made this request to allow for the use of up to 15 trailers for temporary occupation during project construction of approved grading and construction of roads, housing and other approved and associated improvements at the Iveson Ranch. To allow for this flexibility, the property owner/applicant (BRDR Properties, LLC) requests that a variance be granted Washoe County Development Code (WCDC) 110.310.15(k) and 110.310.35(a).

Following is the current language of each section of code requested for variance.

WCDC 110.310.15(k) states Uses of Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles. Temporary use of mobile homes, travel trailers, commercial coaches and recreational vehicles which support the construction of a permanent residence or permanent use. Section 110.310.35, Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles, provides additional regulations.

and

WCDC 110.310.35(a) states Temporary Occupancy. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be occupied as a legal use pending construction of a permanent single-family dwelling in any regulatory zone allowing agricultural or residential uses, provided that a building permit is issued at the same time for the permanent residence. The permanent residence shall be completed and the mobile home, manufactured home, or commercial coach will be removed from the property within 18 months from the original date of issuance of the building permit, or within 30 days of issuance of a

Certificate of Occupancy, whichever is sooner. A \$2,000 bond to cover the cost of removal of the mobile home, manufactured home or commercial coach, or satisfactory proof of removal, will be placed on file with the Building and Safety Division prior to the issuance of the Certificate of Occupancy. The use of a travel trailer or recreational vehicle as a temporary occupancy will cease with the disconnection of all on-site utility services. One extension for an additional 18-month period may be granted with a building permit extension or renewal, but in no case will the temporary occupancy be permitted after 37 months from the original date of issuance of the building permit. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle located within a flood hazard area or limited flooding area may be subject to the requirements of Article 416, Flood Hazards.

Requested Variance

Both sections of code requested for variance address temporary occupancy in association with the construction process of a project and both sections of code allude to the allowance of one such unit during construction. Because the Iveson Ranch is remotely located and the project is expected to take a few years to complete (start to finish), it is requested that up to 15 trailers to be used during the construction efforts be allowed to be employed at an appropriate location on the site.

The timeframe for use of temporary trailers for contractors and construction workers is requested to be at the conclusion of construction of all approved components from entitlements and building permits for the Iveson Ranch and is requested to have the same allowances relative to extensions, if necessary. The maximum timeframe request is 37 months from the original date of issuance of the last building permit for the Iveson Ranch, matching the existing code language.

Rationale

The Iveson Ranch project site is remotely located, making it very difficult to get contractors and construction workers to be willing and able to work on the project. The project site is located approximately 26 miles north of Gerlach and over 120 miles from the Reno/Sparks area. Given that Gerlach has a small population, the availability of skilled trade personnel is very limited. These distances make it challenging to get for contractors and construction workers for the

project and the option for accommodations at the project site will, hopefully ease that typical challenge in the High Desert area of Washoe County.

Legal Finding Review (Variance Request)

Following is a listing of the legal findings necessary for a variance request and a response to each is provided in bold, italic text.

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
 - (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
 - (2) By reason of exceptional topographic conditions, or
 - (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

Response - The remote location of the Iveson Ranch makes it very difficult to get contractors and construction workers to and from the site, daily. Providing appropriate temporary accommodation will make it easier for development as the workers would not need to travel to and from work (at great distance).

- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

Response – Allowance of an increased number of trailers during the construction phase of the project is not foreseen to create any detriment to the public. It is expected to reduce vehicle miles traveled (VMT) and fewer vehicles on CR34 and SR447 will reduce pollution from vehicle exhaust and dust. Additionally, there will be added potential partons to the businesses in Gerlach, which will have an incremental positive impact on the economy of that rural community. As such, the allowance of this variance request is foreseen to present positives to the area.

- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and

Response – Due to the remote nature of the High Desert area, allowances for temporary accommodations is typically acceptable. Annual operations at Burning Man are a great example of accommodations that need to be reasonably accepted to meet the business, building, safety and organization tasks that are necessary. The proposed allowance for temporary accommodation is seen to be very similar to the allowances for others.

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Rationale - The allowance of the variance request is in support of allowed by-right and previously reviewed and approved entitlements on the subject property (APN 066-030-05).

- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Response - There is no military installation nearby.

Please feel free to contact me if you have any questions or comments regarding any portion of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. David Snelgrove', with a long horizontal flourish extending to the right.

R. David Snelgrove, AICP
Planning Team Lead

LDC26-0010 - VARIANCE ADDITION FOR ARTICLE 316

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

☐ Yes	☐ No	If yes, please attach a copy.
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7. How is your current water provided?

8. How is your current sewer provided?

Iveson Ranch Employee Housing (WSUP26-0010)

Article 316 (RV Park) Variance Request Narrative

Pursuant to discussions with Washoe County Community Development staff, it was determined that the RV Park (Use Area) portion of the current Iveson Ranch SUP (LDC26-0010) would need to include a variance request in association with items contained in Article 316 (RV Parks. While RV Parks are a use that is allowed by-right within the General Rural (GR) zone under the use type of Commercial Recreation-Commercial Campground Facilities as identified in the High Desert Area modifiers (Article 208), a modification of the standards is not an allowed path for processing any necessary deviations from the base code requirements in 316 and a variance request has been deemed required.

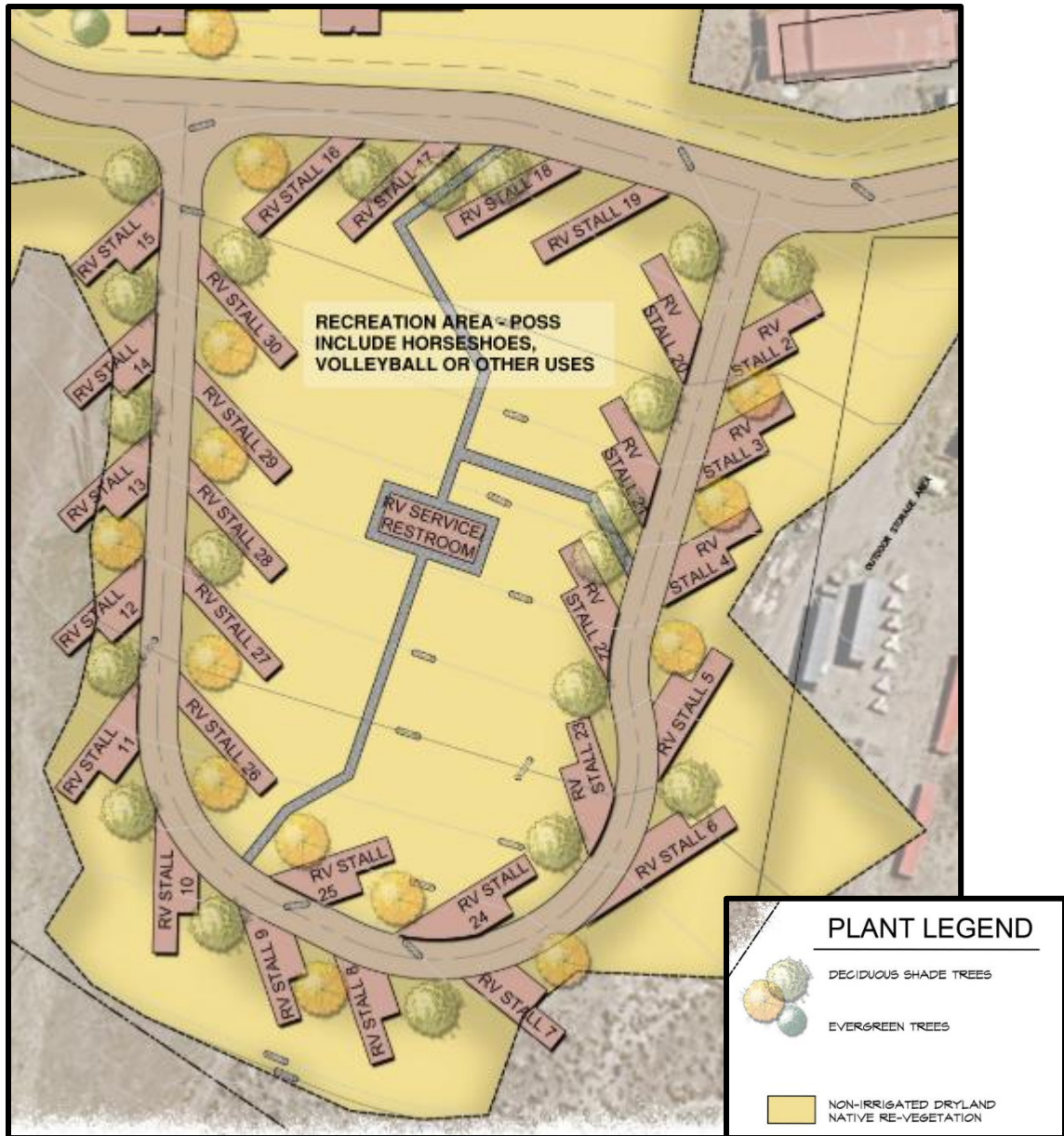
Description of RV Use at Iveson Ranch

The Iveson Ranch Proposed Housing is inclusive of duplex units, team housing with 6 bedrooms and common kitchen and living areas and RV use. The use of RVs at the Iveson Ranch is intended to provide short-term accommodation for employees and others that are working at the remote site 27 miles from Gerlach to conduct their drone or energetics research and development operations. The typical stay of such individuals in RVs will be 2-4 days during any given workweek.

Discussions with Washoe County staff have indicated that the duplex and team housing components of the application and the associated modifications of standards that have been requested are appropriate. However, while it is agreed that the RV facilities do not need a special use permit, the staff believes any modifications to standards from Article 316 of the code would need to be addressed through a variance request.

This additional variance request is specific to Iveson Ranch's RV use area identified in the SUP requesting increased density for additional project housing at the facility. The variance request has been deemed necessary due to the way the RVs will be used, operated and managed as project housing, which is not akin to a traditional "RV Park." At Iveson Ranch, the RVs will be owned, managed and maintained by the Iveson Ranch for temporary use by employees and others that are working at the remote site for work and other duties primarily on weekdays. There will be no collection of space rental fees and families and children will not be present, as you would expect in a traditional RV Park/camping environment.

The site will provide one tree per RV space for shade, and all other landscaping is proposed to be non-irrigated dryland native revegetation to better match the surrounding, existing environment. These modifications to the landscaping and parking standards were deemed to be appropriate and in keeping with the High Desert landscape and remote location by County staff through the previously submitted modification of standards with the SUP contained in LDC26-0010.



Reason for Need

RV use is very important in the overall success of the operations at Iveson Ranch as it will all allow for a quicker option for housing to get employees and researchers to the remote site to conduct time-sensitive work and field testing. The duplex and team housing provide a much longer lead time in building permits, review and construction. One of the big challenges for all development at the site, especially vertical construction, is that the remote location of the property makes it very challenging to get skilled trade workers out to the site to perform the necessary construction. As such a separate variance has been made to allow for up to 15 trailers (not part of the RV area use) to provide a place for construction workers and contractors to stay when working on this remote project site.

Variance Requests Associated with the RV Use

Following is the identification of the various portions of Article 316 (RV Parks) that are requested for variance. The code sections included in this request have been discussed with County staff as being the items that would be necessary for variation to provide an approved use that would be in line with the actual use of this private, remote, work facility. A brief justification for the variation to each section is provided.

110.316.20(c) – Lighting. All streets shall be lighted at night with at least the equivalent of one (1) 150-watt lamp for each one hundred (100) linear feet of street, or a quart light each three hundred (300) feet. All lighting shall be directed away from neighboring and adjacent properties.

Lighting for all housing at the Iveson Ranch is proposed to consist of low-level pedestrian pathway lighting, only as necessary for walking safety at night to various points within the site. All lighting will be subtle, low level and/or downlit and shielded to meet dark skies lighting requirements of Washoe County. In support of the proposed minimization of lighting at the site, the Nevada Division of Wildlife had low level lighting desired in their comment letter associated with this project. The level of lighting that is required under this section is significantly more intensive than has been planned or approved as part of the previous SUP for the site. The remote nature of the site in the High Desert area dictates that minimal lighting is appropriate and supportive of the dark skies initiatives in the area. Additionally, the rural commercial facility is not a traditional RV Park catering to families with children and visitors and as such there is not a necessity for the level of lighting that is identified within this section of the code.

For all the reasons provided above, this section of code is requested to be varied to provide lighting at minimal levels in keeping with the location, and project as a whole, as necessary for safety purposes.

110.316.20(e) – Paving. All recreation vehicle parking spaces, parking spaces and roads shall be paved.

As with other aspects of the Iveson Ranch project as approved by the County previously, inclusive of the prior approved application for the airstrip and energetics testing, Iveson Ranch seeks to provide only gravel roadways and parking. In this remote location 26 miles from the closest town it does not make sense to require suburban level paving for roads or parking. As all prior approved access and parking aspects of the site have been approved for modification of standards for paving, it is requested and believed to be fully justified that this code section should be varied to allow for gravel roadways and parking consistent with all other road requirements at the Iveson Ranch.

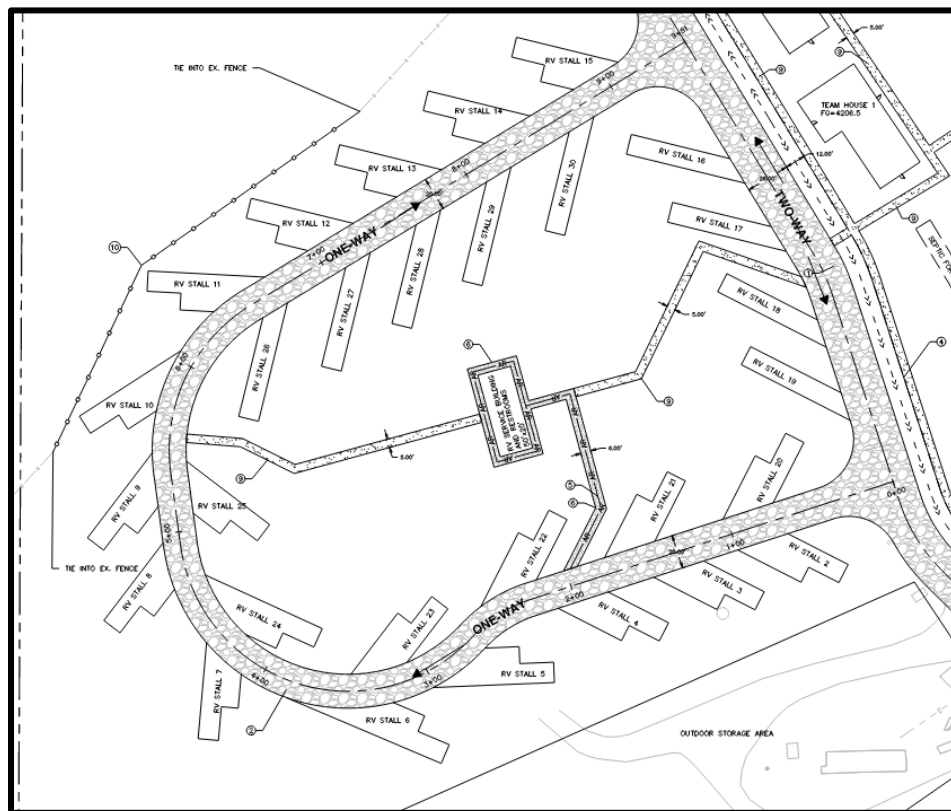
110.316.25(b) Sewage Facilities. All Recreational Vehicle Parks shall be serviced by a sewage disposal system that includes a sewage disposal plant. The use of septic tanks is not permitted.

This section of code does not conform with the decision/direction that was provided by Northern Nevada Public Health (NNPH). Discussions surrounding commercial septic systems to serve the site have been ongoing for more than a year and NNPH provided clear direction regarding this topic. A copy of the email direction from NNPH is provided as an attachment with this narrative (Attachment A) which notes that there is not a technical basis for requiring a treatment plant as a septic system is considered "primary treatment." The Nevada Division of Environmental Protection Bureau of Water Pollution Control would be the primacy authority for issuing a septic permit in association with this project.

Given these considerations and the project's adherence to the advice of the NNPH with appropriate regulatory control over the issue of sewage facilities, this section of code is requested for variance.

Section 110.316.30(a) Pull-Through Spaces – Pull-through spaces shall be provided to the greatest practical extent possible, but in no case less than twenty (20) percent of all spaces provided for recreational vehicles. Pull-through spaces allow forward entry into and out of the space.

The RV area at the Iveson Ranch has been designed to provide all 30 back-in spaces. This design was chosen as it is more efficient than the provision of pull-through spaces which are generally more consumptive of land and necessary in a traditional RV Park, which this is not. The image below shows the proposed configuration of the RV area at Iveson Ranch.



The RVs at the Iveson Ranch will be owned and maintained by the Iveson Ranch. The units will not be moved in and out on a regular basis, as would be the case in a traditional vacation-oriented RV Park where drivers with varying vehicles, RVs and abilities are common.

Given these land efficiency and operations considerations, the incorporation of pull-through spaces is not necessary for the form and format of the Iveson Ranch RV area, and this section of code is requested for variance to allow for no pull-through spaces.

110.316.35(d) Road Materials – All roads shall be paved with a minimum of two-and-one-half (2.5) inches of asphalt and six (6) inches of base.

This request is a rephrased duplication of the prior identified variance request for 110.316.20(e) – Paving. As discussed previously, other aspects for the development of the Iveson Ranch project including the prior SUP have been approved to provide only gravel roadways and parking. In this remote location, it does not make sense to provide suburban level paving and parking standards. Furthermore, unlike a traditional RV Park, there will not be regular car and RV traffic, or the moving of RVs, which would necessitate the use of pavement. As all prior approved access and parking aspects of the site have been approved for modification of paving standards, it is requested and believed to be fully justified that this code section should be varied to allow for consistency with all other road treatment requirements in the Iveson Ranch project.

110.316.40 Exterior Boundary Screening – a six (6) foot solid wall fence shall be provided at each interior site boundary line and set back a distance of not less than ten (10) feet from any boundary line adjoining the public street. The area between the wall or fence shall be landscaped and permanently maintained.

As the RV area is part of the overall work and housing to be located at the Iveson Ranch, the requirement for screening is not necessary. This ranch is located off a remote highway, not within a town. There are no sensitive uses or public streets that would be impacted by the location of the RV area and as such there is no need for screening these RVs from adjacent uses or neighbors. For these reasons, prior waivers to landscaping and screening have been approved for outdoor storage at this facility, and this request is no different in nature. All adjacent uses are open space in the form of federal land or Iveson Ranch uses associated with the overall project, including housing, and work facilities.

It is for these reasons that this section of code is requested for variance.

Legal Finding Review (Variance Request for Article 316)

Following is a listing of the legal findings necessary for a variance request and a response to each is provided in bold, italic text.

(a) Special Circumstances.

Because of the special circumstances applicable to the property, including either the:

- (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
- (2) By reason of exceptional topographic conditions, or
- (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

Response – The Iveson Ranch facility sits 27 miles from Gerlach, the nearest town of any kind, on a remote, rural parcel accessible only by unpaved road. This is not a marginal inconvenience — it is a defining physical constraint of the property that makes conventional daily-commute staffing impossible and that no amount of site design can engineer around. Applying Article 316's RV Park standards, written for recreational travelers stopping over for a night or two near town amenities, to a facility 27 miles into the high desert produces the exact "exceptional and undue hardship" this finding contemplates.

That hardship is compounded, not created, by Gerlach's housing market. Gerlach's severe and well-documented shortage of motel rooms, rental homes, and any form of short-term lodging is not a temporary condition — it is a structural feature of the town, and at multiple points during the year the available stock of rentable accommodation in Gerlach is effectively zero due to Burning Man and other events. There is no housing safety valve nearby: the next options for lodging are in Fernley or Sparks, each a 2+ hour commute (without traffic) each way — a 4+ hour daily round trip that is simply incompatible with the commercial and operational demands described below. This is a real and immovable market condition, not a hardship of the applicant's own making, and it is precisely the kind of "other extraordinary and exceptional situation or condition of the property and/or location of surroundings" the ordinance is designed to accommodate.

The nature of the work performed at Iveson Ranch makes this housing gap operationally disqualifying rather than merely inconvenient. Drone and energetics research and development field testing does not run on a 9-to-5, single-shift schedule — testing protocols require personnel on site across both day and night operational windows, often with tight, weather- or test-window-dependent scheduling that cannot be shifted to accommodate a multi-hour commute. Employees and contractors cannot reasonably drive 2+ hours each way, potentially more than once in a 24-hour period, between day and night test sequences. The work requires them to be on site and available, which requires them to stay at the facility. There is no commuting solution for personnel who need to be present for both a daytime test sequence and a nighttime one on the same operational cycle.

Because the testing schedule is also time-sensitive — driven by test windows, weather conditions, and R&D timelines that cannot simply be paused — the facility needs a housing solution that can be stood up quickly and scaled to fluctuating crew sizes without the delay of permanent construction. RVs are the fastest and most practical way to meet that need: they can be deployed and reconfigured on short notice to match test schedules, in contrast to the months-long lead time of permanent housing construction, which is itself impractical given the remote location and limited local construction capacity. In short, the combination of (1) the 27-mile remove from Gerlach, (2) Gerlach's chronic and at-times total lack of housing stock, (3) the round-the-clock, day-and-night nature of the testing work, and (4) the time-sensitive scheduling that demands a rapidly deployable housing solution together create the "exceptional and undue hardship" this finding requires — and the temporary RV use area is the narrowly tailored, practical response to that hardship, not a convenience.

The RV component of the Iveson Ranch is designed and appears to be an RV Park but will not operate as such. A traditional RV Park has visitors arriving and leaving throughout any given day, paying a fee for space rental, and using the park as a recreational base. This component of the Iveson Ranch instead functions as a private, employer-controlled RV use area providing temporary housing (typically 2–4 days per week, during the work week) exclusively for employees and workers who must be on site — day and night — for drone and energetics research and development field testing. Given the site's remote location, the total absence of a viable local housing alternatives, and the operational and functional differences from a traditional RV Park, many of the standard code requirements written for public recreational RV parks are not just unnecessary here but affirmatively inapplicable.

Below is a review of each component requested for variance and the rationale for waiving or varying the specific requirements.

Lighting is desired by the applicant to be minimal (as currently exists, was requested and has been approved) while providing appropriate walkway and way-finding lighting in the dark for individuals who are less familiar with the grounds — a necessity given that personnel are on site and moving about after dark as part of the facility's normal night-testing operations. NDOW is supportive of lesser lighting in the area due to wildlife concerns and the dark skies, which are a feature of the area, are preserved through this variation.

Paving and Road Materials have been approved previously as modified in all other components of the project due to the remote, rural nature of the site. Requiring asphalt paving because a code section calls for it, without regard to the practical realities of a site 27 miles from the nearest town which exists off of a dirt road, ignores the actual conditions on the ground. Paving requirements imposed solely to satisfy a code provision written for accessible, in-town RV parks would be entirely out of place in the rural, remote environment in which the Iveson Ranch is located. Furthermore,

the RVs are not being moved in and out with the traffic of a traditional RV Park facility. As such it is both impractical and out of step with the use and the location to require paving.

Sewage facilities have been reviewed by the NNPH, which has determined that a commercial septic system is appropriate for the uses within the Iveson Ranch. As with the paving requirement, Article 316's reference to a "sewage disposal plant" runs contrary to reality and to the health rules actually administered by the NNPH and the State of Nevada. There is no technical basis for requiring a treatment plant when a septic system is recognized as providing "primary treatment," and the Nevada Division of Environmental Protection, Bureau of Water Pollution Control, is the primacy authority for issuing a septic permit for this project.

Pull-through spaces are unnecessary at this location because all RVs will be placed, owned, operated, and maintained by the Iveson Ranch itself for its own workforce — there is no public turnover of spaces and no variety of drivers with differing backing skills, cars and RVs to accommodate on a regular basis. Pull-through spaces are beneficial where frequent space turnover occurs and there may be safety concerns. However, given the actual use of fixed RVs, pull-through spaces would be more land-consumptive than back-in spaces, an unnecessary given the controlled, single-operator nature of this use in a remote location.

Exterior boundary screening has been modified and approved in other components of the project, such as outdoor storage, and for those same reasons it should be modified here. Because the Iveson Ranch is an individually owned, operated, and cohesively functioning remote and rural use, boundary screening intended to protect views from a public street or adjoining use serves no purpose here. The adjacent landowners to the RV area are other Iveson Ranch uses on the 320-acre parcel and federal land. The nearest private use is several miles away, and the RV use is not visible from any moderately proximate private use or any public right-of-way.

(b) No Detriment.

The relief will not create a substantial detriment to the public good, substantially impair affected natural resources, or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

Response – The requested variances to the code standards of Article 316 will not create any detriment to the public good, substantially impair affected natural resources, or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted. Quite the contrary. The differing use format of the Iveson Ranch RV use area — private, employer-controlled, and driven by the operational necessity of housing personnel on a remote site for day-and-night research and development testing — is what supports the appropriateness of these requests. Because the RV use at the Iveson Ranch is not a publicly available facility and functions

entirely privately, far from the public and in line with what the County and various agencies have directed and approved recently for this project, no public impact is expected.

(c) No Special Privileges.

The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and

Response – Given the remote nature of the High Desert area — where the nearest town is 27 miles away and housing stock is chronically insufficient or unavailable — allowances for temporary accommodations tied to legitimate operational needs are a recognized and accepted practice, not a special privilege. Further, keeping these individuals on site is safer for them and others because it avoids unnecessary nighttime travel. Annual operations at Burning Man are a well-known example of exactly this kind of accommodation being reasonably permitted to meet legitimate business, safety, and organizational needs in this same remote region. The proposed temporary accommodation for Iveson Ranch is directly analogous to allowances already extended to comparable remote area operations and grants no privilege beyond what the region's unique conditions already require and permit for others.

(d) Use Authorized.

The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Rationale – The RV Park use is an allowed use, by-right as defined under the High Desert Area modifiers contained in Article 208 of the Washoe County Development Code.

(e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Response - There is no military installation nearby.

ATTACHMENT A

David Snelgrove

From: Cody Black <Cody@shawengineering.com>
Sent: Friday, July 17, 2026 5:24 PM
To: English, James; Lloyd, Trevor
Cc: thomashgallagher@outlook.com; Bronczyk, Christopher; David Snelgrove; todda; Catherine Reichenberg; Mike Arth
Subject: [EXTERNAL] Re: New Project Iveson Ranch

Hi Chris and Trevor,

Can you please review this email chain in relation to the current RV park SUP application. There isn't really a technical basis for requiring a treatment plant ... a septic system is considered "primary treatment" and NDEP BWPC is the primacy authority for issuing a septic permit.

I know Dave is working on coordinating a meeting.

Thank you and hope you have a good weekend.

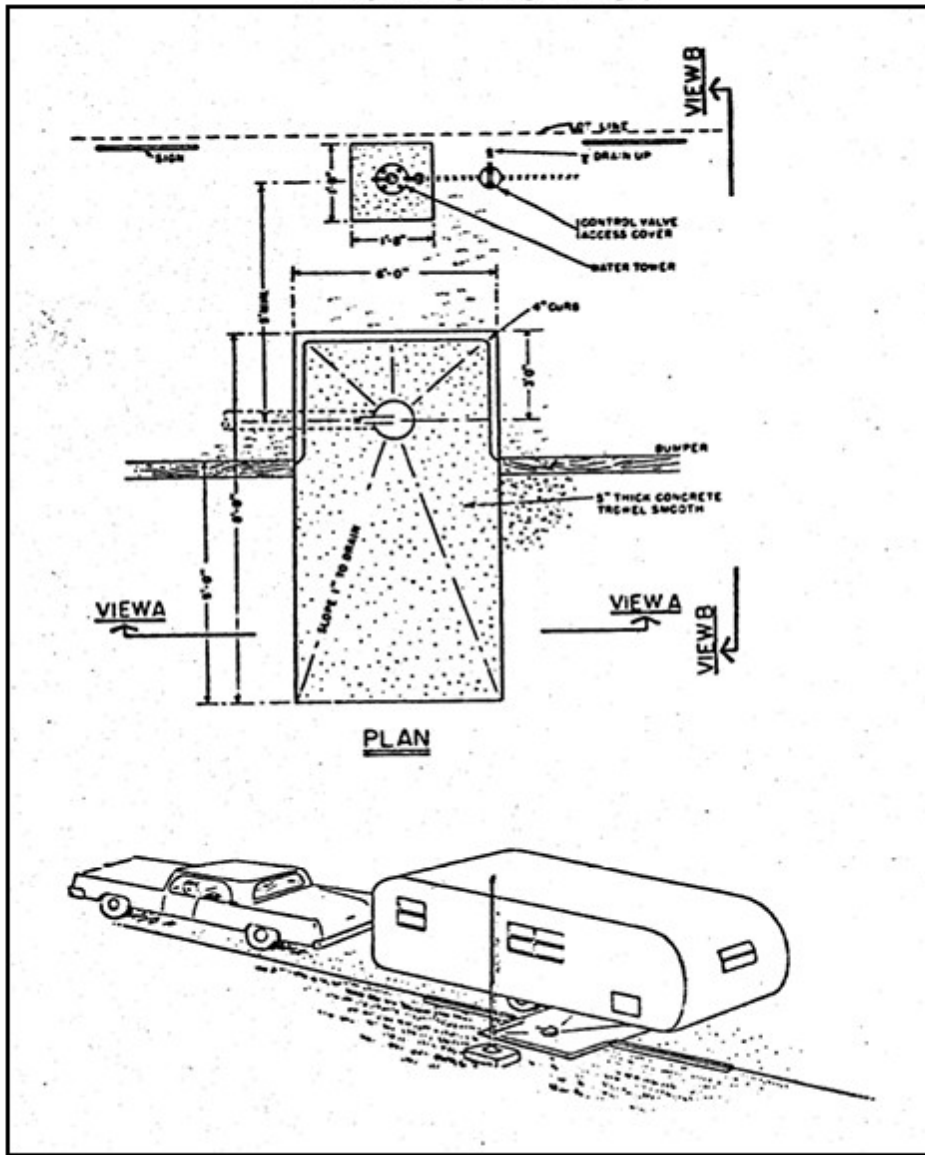
Cody R. Black, P.E.
(775) 329-5559 ext. 18
Cody@shawengineering.com

From: English, James <JEnglish@nnph.org>
Sent: Wednesday, October 22, 2025 12:29 PM
To: Cody Black <Cody@shawengineering.com>; Lloyd, Trevor <TLloyd@washoecounty.gov>
Cc: thomashgallagher@outlook.com <thomashgallagher@outlook.com>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: New Project Iveson Ranch

Trevor,

To be clear item b was for a dumpstation for RV holding tanks to be disposed of as shown in the depiction below, not a sewer treatment plant. The Gerlach RV Park is within a GID and as service territory so we required it to connect to the GID sewer infrastructure if there was available capacity.

FIGURE 12
TYPICAL DUMP STATION



This park is proposed in a rural area of which the Health District would allow to use a state permitted commercially designed septic system. The NRS references were for the water project and water system requirements.

Hope this clears things up.

Jim

From: Cody Black <Cody@shawengineering.com>
Sent: Wednesday, October 22, 2025 10:33 AM
To: Lloyd, Trevor <TLloyd@washoecounty.gov>; English, James <JEnglish@nnph.org>
Cc: thomashgallagher@outlook.com; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: New Project Iveson Ranch

Hi Trevor and Jim,
What I am reading here is that everything must meet NNPH and NAC 445A requirements. I don't see anything regarding treatment being required.

Trevor,
110.316.25(b) is a HIGHER standard than NAC 445A and WCHD regulations.

So as long as you are deferring back to NNPH requirements, then I don't see anyone enforcing the "sewage disposal plant".

If I am wrong, please let me know.

Thank you,

Cody R. Black, P.E.
Shaw Engineering
o: 775-329-5559
cody@shawengineering.com

From: Lloyd, Trevor <TLloyd@washoecounty.gov>
Sent: Wednesday, October 22, 2025 10:25 AM
To: English, James <JEnglish@nnph.org>
Cc: Cody Black <Cody@shawengineering.com>; thomashgallagher@outlook.com; Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: RE: New Project Iveson Ranch

Good morning Jim,

The RV Park component is an allowed use per our code, so it is not part of the overall SUP review/approval. However, we require the applicants to meet all code requirements of Article 316, which includes the sewage facilities requirements of section 110.316.25. Keep in mind that Washoe County imposed this same requirement for the Buring Man 360 RV park in Gerlach.

Below are the conditions imposed by Health for the Burning Man 360 RV park in Gerlach per WSUP20-0015.

Washoe County Health District

5. The following conditions are requirements of the Washoe County Health District which shall be responsible for determining compliance with these conditions.

Contact Name – James English jenglish@washoecounty.us

- a. Applicant must submit a Water Project pursuant to Nevada Administrative Code (NAC) 445A for the design and demonstration of providing safe and adequate water to the project.
- b. Applicant must design sewage dump station to meet the minimum specifications of the WCHD regulations for Mobile Home and Recreational Vehicle Parks (Regulations)
- c. Construction plans will be reviewed to the standards of WCHD Regulations and NAC 444.5461 to 444.54675 inclusive.



Trevor Lloyd, Planning Manager

Planning & Building| Community Services Dept.

tlloyd@washoecounty.gov | Office: 775.328.3617

1001 East Ninth Street, Reno, NV 89512



From: English, James <JEnglish@nnph.org>

Sent: Tuesday, October 21, 2025 1:22 PM

To: Lloyd, Trevor <TLloyd@washoecounty.gov>

Cc: Cody Black <cody@shawengineering.com>; thomashgallagher@outlook.com; English, James <JEnglish@nnph.org>

Subject: FW: New Project Iveson Ranch

Hi Trevor,

Please see the email chain below, I have deleted some of the redundancy but this is with regards to Iveson Ranch. Their new planner found this code in your planning section and sent it to everyone. Question is there have been many discussions regarding commercial septic systems in unincorporated WC. It seems to the Health District if the State will permit one, and the Health District supports that plan we should have primacy on the install. Additionally, there have been many conversations and meetings on this project and at all times it was stated a commercial septic would be proposed of which the Health District had no concern.

Based on this information, do you see WC Planning enforcing this section on this project or should they be asking for a modification of special use to install septic at this location?

Let me know your thoughts. Or if you have any questions.

Thanks,
Jim

Hi Latricia and David,

I know that Wes is out until tomorrow, but I was hoping to see if you guys could get back to me on whether Health forces all RV parks to have a WWTP? See code below:

Section 110.316.25 Required Facilities. All recreational vehicle parks shall provide the following facilities in compliance with this section:

- (a) Hookup Facilities. All recreational vehicle sites shall be provided with full power and sewage hookup facilities.
- (b) Sewage Facilities. All recreational vehicle parks shall be serviced by a sewage disposal system that includes a sewage disposal plant. The use of septic tanks shall not be permitted.
- (c) Recreational Space. All recreational vehicle parks with more than ten (10) recreational vehicle sites shall provide recreational areas which comply with this subsection.

(4) All recreation vehicle parks with more than ten (10) sites shall provide at

This is a drastic increased regulatory burden compared to what NDEP would require in the rest of the state, so I was surprised to see it. Will this be required for adding a few RV spaces on a commercial property that has RV spaces for workforce housing?

Also, if Jim English gets this same question from Tom Gallagher, sorry for the double team, we weren't sure who would get back to us sooner. I also copied the intake email in case there is someone else that is fielding questions for Wes while he is out.

Thank you,

Cody R. Black, P.E.

Shaw Engineering

o: 775-329-5559

cody@shawengineering.com

From: Cody Black

Sent: Tuesday, September 30, 2025 9:23 AM

To: 'Kelly, David A' <DAKelly@nnph.org>; Lord, Latricia <LLord@nnph.org>

Cc: Rubio, Wesley S <WRubio@nnph.org>; Colton Dodge <colton@shawengineering.com>

Subject: RE: New Project Iveson Ranch

Perfect. I will send an invite.

Thank you,

Cody R. Black, P.E.

Shaw Engineering

o: 775-329-5559

cody@shawengineering.com

From: Kelly, David A <DAKelly@nnph.org>

Sent: Tuesday, September 30, 2025 9:18 AM

To: Cody Black <Cody@shawengineering.com>; Lord, Latricia <LLord@nnph.org>
Cc: Rubio, Wesley S <WRubio@nnph.org>; Colton Dodge <colton@shawengineering.com>
Subject: RE: New Project Iveson Ranch

Can we do noon tomorrow?



David Kelly
Environmental Health Specialist Supervisor
Environmental Health Services

775-846-6623
1001 E Ninth St. Bldg. B Reno, NV 89512

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 Please consider the environment before printing this e-mail.

From: Cody Black <Cody@shawengineering.com>
Sent: Monday, September 29, 2025 4:36 PM
To: Kelly, David A <DAKelly@nnph.org>; Lord, Latricia <LLord@nnph.org>
Cc: Rubio, Wesley S <WRubio@nnph.org>; Colton Dodge <colton@shawengineering.com>
Subject: RE: New Project Iveson Ranch

Hi Dave,
Thank you for the quick response.
I am available anytime Wednesday and would love to jump on a call. Please let me know what works for you guys.
Thank you,

Cody R. Black, P.E.
Shaw Engineering
o: 775-329-5559
cody@shawengineering.com

From: Kelly, David A <DAKelly@nnph.org>
Sent: Monday, September 29, 2025 4:18 PM
To: Cody Black <Cody@shawengineering.com>; Lord, Latricia <LLord@nnph.org>
Cc: Rubio, Wesley S <WRubio@nnph.org>; Colton Dodge <colton@shawengineering.com>
Subject: RE: New Project Iveson Ranch

Cody –

We (and BSDW) are already in conversations with them regarding becoming a public water system. Let's wait until Wes comes back just in case he wants to sit in (Wednesday) but I will have time that day or definitely on Thurs or Friday to chat.



David Kelly
Environmental Health Specialist Supervisor
Environmental Health Services

775-846-6623
1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org |     

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 Please consider the environment before printing this e-mail.

From: Cody Black <Cody@shawengineering.com>
Sent: Monday, September 29, 2025 3:42 PM
To: Kelly, David A <DAKelly@nnph.org>; Lord, Latricia <LLord@nnph.org>
Cc: Rubio, Wesley S <WRubio@nnph.org>; Colton Dodge <colton@shawengineering.com>
Subject: New Project Iveson Ranch

Hi Dave and Latricia,

There is a new project north of Gerlach that is a little political and very challenging. I need Health's input on what you will be expecting for the water for the facility. They plan to have 20 to 24 people at the ranch. The ranch has a domestic well currently. The State Engineer's office will not grant a commercial water right unless water is purchased elsewhere in the basin, which the owner is working on procuring.

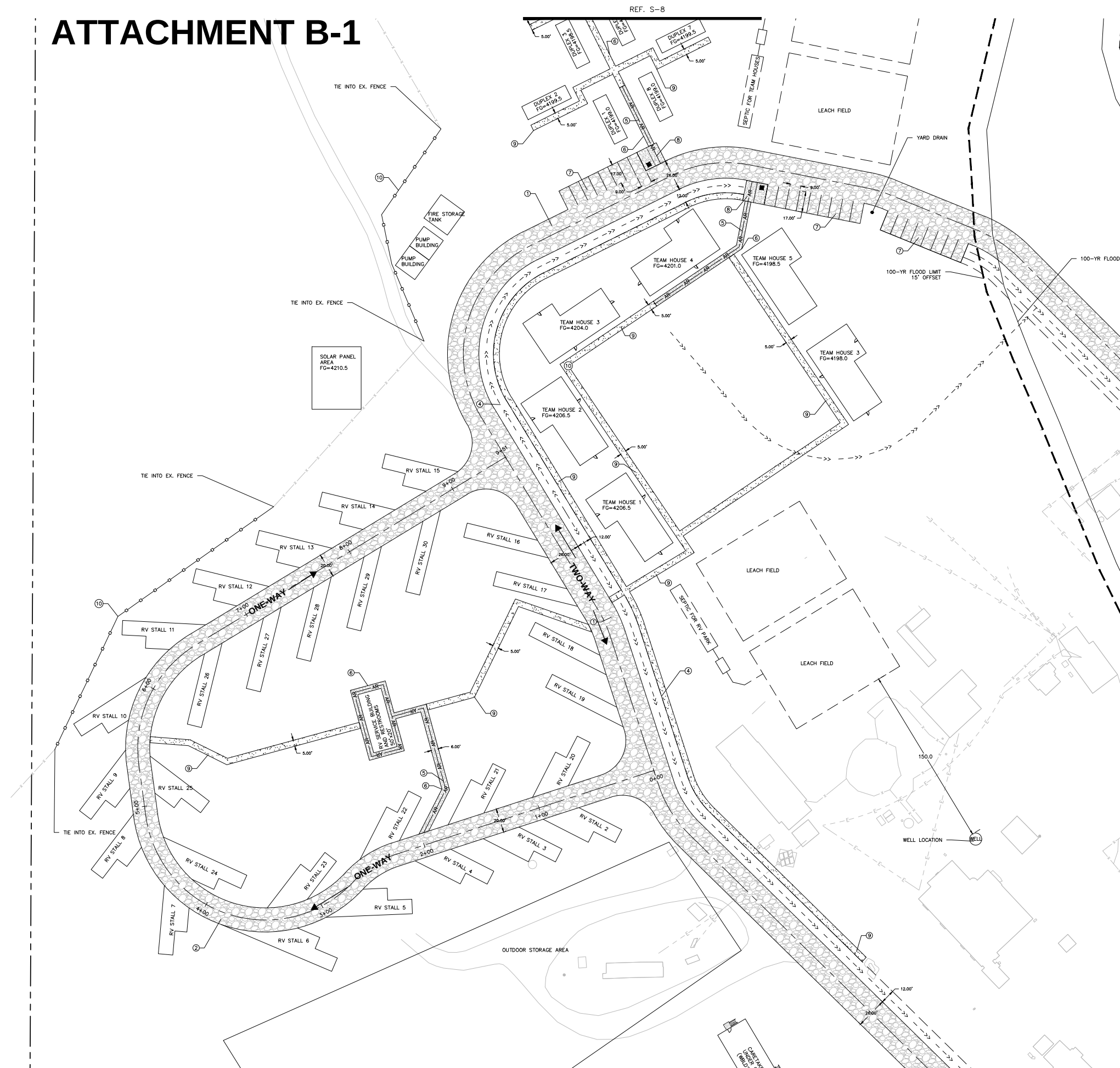
I was hoping to get on a conference call or Teams call to discuss what you guys will be looking for in the building department submittal so I can make sure to show it on my design sheets.

Please let me know your earliest availability. I wasn't sure exactly how you are spreading to-do's, so I copied Mr. Rubio's in case this is in his court.

Thank you in advance for your help with this. Everyone needs all this solved yesterday unfortunately.

Cody R. Black, P.E.
Shaw Engineering
o: 775-329-5559
cody@shawengineering.com

ATTACHMENT B-1



KEYNOTES

- ① COMPACTED AGGREGATE BASE (274,751± SF)
- ② 9' WIDE ROADSIDE DITCH W/ REVEGETATED 3:1 SIDE SLOPES (3,379± LF)
- ③ 12' WIDE ROADSIDE DITCH W/ REVEGETATED 3:1 SIDE SLOPES (2,877± LF)
- ④ CL 150 RIPRAP ROCK (3,963± SF)
- ⑤ ADA ROUTE
- ⑥ 5' WIDE PCC SIDEWALK (473± LF)
- ⑦ 9'x17' PARKING STALL (25 TOTAL)
- ⑧ 9'x17' PCC ADA VAN ACCESSIBLE PARKING STALL (2 TOTAL)
- ⑨ 5' WIDE COMPACTED DG WALKWAY (2,258± LF)
- ⑩ CONST. FENCE (510± LF)

SITE PLAN LEGEND

	PROPERTY LINE/RIGHT OF WAY
	PROPOSED DITCH
	PROPOSED FLOWLINE
	EXISTING FENCE
	PROPOSED FENCE
	PROPOSED PCC
	PROPOSED RIPRAP
	CENTERLINE
	ADA ACCESSIBLE ROUTE
	PROPOSED DG

**SPECIAL USE PERMIT PLANS FOR
IVESON RANCH GRADING SUP
SITE PLAN**

NEVADA

WASHOE COUNTY

JOB NO: 250592	
DRAWN BY: sdelatorre	
DESIGNED BY: SD	
CHECKED BY: SD	
SCALE	HORZ: 1"=40'
	VERT: N/A



06/03/2020

SHEET	TOTAL
S-9 OF	42

E:\Nevada\250592 Iveson Ranch BRDR\Civil\Project\Eagle Iveson Basemap-SUP.DWG ~ 8:29 AM * 03-JUN-2026

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ATTACHMENT B-2

PLANT LEGEND

- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- NON-IRRIGATED DRYLAND NATIVE RE-VEGETATION

Scale in Feet

0' 50' 100' 150'

Scale in Feet

0011200

et	of
L2	2