

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: Lockwood Industrial Storage Yard Development, Phase I & Phase II			
Project Description: SITE GRADING TO CONSTRUCT AN APPROXIMATE 2.51-ACRE GRAVEL PAD FOR OUTDOOR STORAGE/LAYDOWN AREA, ALONG WITH THE NECESSARY FENCING & GATES TO PROVIDE SECURITY FOR THE PROJECT AND CUTOFF DITCHES TO RE-ROUTE STORMWATER FLOWS AROUND THE DEVELOPED AREA & MITIGATE FLOWS CROSSING THE GRAVEL PAD AREA PRIOR TO FINAL INFILTRATION OR RELEASE.			
Project Address: 10705 Lockwood Drive, Washoe County, NV 89434			
Project Area (acres or square feet): Total: 5.47 ac. -- Phase I, 1.00 ac. / Phase II, 1.51 ac. / Undist., 2.96 ac.			
Project Location (with point of reference to major cross streets AND area locator): Legally-assigned address for the property provided; additionally, FRAC SEC 16 & 17 TWP 19N RGE 21E, south of Hwy 80E & south of tracks			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-080-15	5.47		
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: Lockwood Development Group LLC		Name: TEC Civil Engineering Consultants	
Address: 3495 Lakeside Drive #249		Address: 9429 Double Diamond Pkwy, Suite A	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521
Phone: 775-827-6700	Fax:	Phone: 775-473-7276	Fax:
Email: jeff@skywestservices.com		Email: jgilles@tecreno.com	
Cell: 775-315-4314	Other:	Cell:	Other:
Contact Person: Jeffrey Lowden		Contact Person: Jason Gilles, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TEC Civil Engineering Consultants		Name: TEC Civil Engineering Consultants	
Address: 9429 Double Diamond Pkwy, Suite A		Address: 9429 Double Diamond Pkwy, Suite A	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone: 775-473-7276	Fax:	Phone: 775-473-9052	Fax:
Email: jgilles@tecreno.com		Email: dfellenz@tecreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Gilles, PE		Contact Person: Douglas Fellenz, PE	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

Wholesaling, Storage and Distribution, Industrial - Heavy

2. What section of the Washoe County code requires the Administrative permit required?

WCC Chapter 110, Article 302, Section 110.302.05 Table of Uses for Industrial - Heavy

3. What currently developed portions of the property or existing structures are going to be used with this permit?

The northerly 2.51 ac. of APN 084-080-15 (Phase I & Phase II) (See plans)

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Approx. 2.51-ac. gravel pad for outdoor storage, along with fencing/gates for security & cutoff ditches/retention ponds to mitigate flows crossing the site

5. Is there a phasing schedule for the construction and completion of the project?

Yes, it is proposed to complete Phase I (1.00 ac.) within the next 120 days, then to complete Phase II (1.51 ac.) upon approval of submitted entitlements/variances

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

Already a relatively flat, open lot along the northern half, not near residential communities, adjacent to railroad right-of-way and Truckee River (enhanced utilization)

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

Little traffic in and out of site; Cutoff ditches along the north to improve & control conveyance of offsite flows; retention ditches along south to capture and retain mitigated flows across site.

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Cutoff ditches along the north to improve & control conveyance of offsite flows; retention ditches along south to capture and retain mitigated flows across site.

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

Opaque screening of fence along westerly highway right-of-way; limited use to non-hazardous, non-flammable & non-combustible materials only

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

None, it's a storage yard/laydown area with no on-site presence intended (applying for Director's Modification)

11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

None, it's a storage yard/laydown area (applying for Director's Modification)

12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There will be an address sign on outer fence to the west; no site lighting proposed (see plans)

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

☐ Yes

☒ No

14. Utilities:

a. Sewer Service	None
b. Water Service	None

For most uses, the 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:

c. Permit #	N/A	acre-feet per year	N/A
d. Certificate #	N/A	acre-feet per year	N/A
e. Surface Claim #	N/A	acre-feet per year	N/A
f. Other, #	N/A	acre-feet per year	N/A

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

N/A

PROJECT LOCATION

SITE INFO
 ASSESSOR'S MAP No. 084-08
 7076 LOCKWOOD DRIVE
 WASHOE COUNTY, NEVADA 89434
 ±5.05 ac.

7AM-7PM MONDAY-SATURDAY
NO CONSTRUCTION WORK SUNDAY
(EXCLUDING ANY DUST CONTROL & SWPPP MEASURES)
CONSTRUCTION MACHINERY OR CONSTRUCTION PERSONNEL
GATHERINGS ARE ALSO LIMITED TO THESE HOURS.

SITE INFO
ASSESSOR'S MAP No. 084-08
10705 LOCKWOOD DRIVE
WASHOE COUNTY, NEVADA 89434
±5.65 ac.

BASIS OF BEARING BASIS OF ELEVATION
 THE BASIS OF BEARINGS FOR THE SURVEY NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE BASIS OF BEARINGS FOR THE SURVEY REPRESENTED HEREIN IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83 (94). DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

ALL PUBLIC WORKS CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY WASHOE COUNTY AND THE RECOMMENDATIONS ESTABLISHED BY A SOILS INVESTIGATION OF THIS SITE AS PREPARED BY A LICENSED GEOTECHNICAL ENGINEER IN GOOD STANDING IN THE STATE OF NEVADA.

NOTE: STRUCTURAL DESIGN OF FOUNDATIONS & BUILDINGS BY OTHERS & UNDER SEPARATE PERMIT (NOT A PART)

[illegible][illegible]

LOCKWOOD DEVELOPMENT GROUP LLC
Attn: JEFFREY LOWDEN, MANAGING DIRECTOR
3495 LAKESIDE DRIVE, SUITE 249
RENO, NV 89509

C-1	COVER SHEET
C-2	NOTES SHEET
C-3	SITE LAYOUT PLAN
C-4	SITE GRADING & DRAINAGE PLAN
C-5	STORMWATER POLLUTION PREVENTION EXHIBIT
C-6	PRE-DEVELOPMENT WATERSHED EXHIBIT
C-7	POST-DEVELOPMENT WATERSHED EXHIBIT
C-8	DETAILS SHEET
C-9	DETAILS SHEET

FRONT	15 FEET	/	NA	(OS)
RIGHT SIDE	10 FEET	/	NA	(OS)
REAR	15 FEET	/	NA	(OS)

TOTAL PARCEL AREA	5.47 ACRES
DISTURBED AREA (PHASE I)	1.00 ACRES
DISTURBED AREA (PHASE II)	1.51 ACRES
UNDISTURBED AREA	2.96 ACRES

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.

NOTE: 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 EFFECTS TO SUBSURFACING PROPERTIES.

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE FOLLOWING: SITE GRADING TO CONSTRUCT AN APPROXIMATE 2.51-ACRE GRAVEL PAD FOR OUTDOOR STORAGE/LAYDOWN AREA, ALONG WITH THE NECESSARY FENCING & GATES TO PROVIDE SECURITY FOR THE PROJECT AND CUTOFF DITCHES TO RE-ROUTE STORMWATER FLOWS AROUND THE DEVELOPED AREA & MITIGATE FLOWS CROSSING THE GRAVEL PAD AREA PRIOR TO FINAL INFILTRATION OR RELEASE

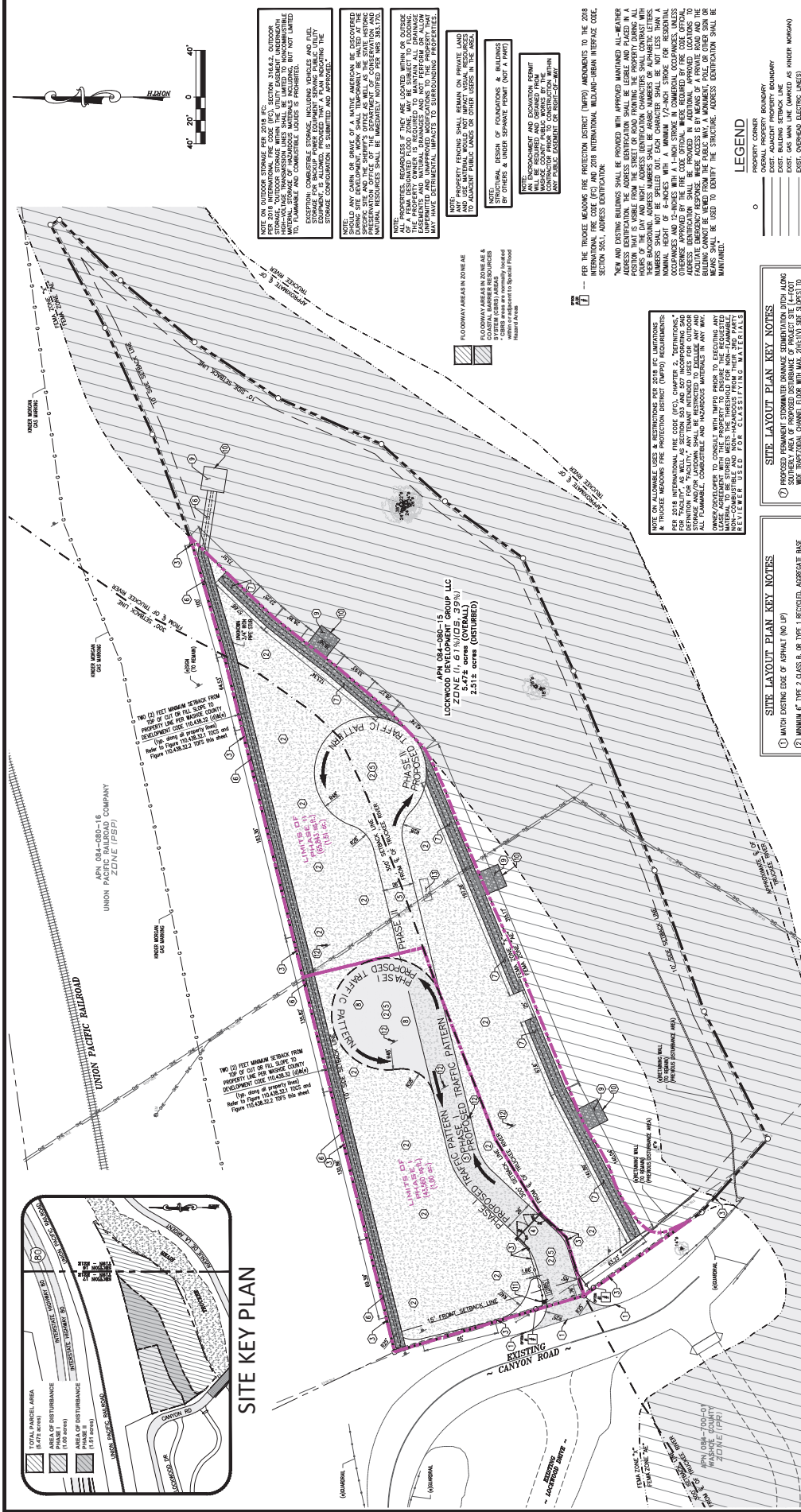
THESE PLANS (SHEETS C-1 THROUGH C-9) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, WASHOE COUNTY ORDINANCES AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE DRAWINGS AND WASHOE COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.



DOUGLAS FELLEZ

P.E. #33679

Oct. 08 2025



GENERAL NOTES

- 1) NO EXISTING BUILDINGS ON SITE.
- 2) NO PROMINENT LANDMARKS, ROCK OUTCROPPINGS EXIST ON SITE.
- 3) A PORTION OF THE UNDERGROUND (AS SHOWN) IS SUBJECT TO INUNDATION OR STORMWATER OVERFLOW AS SHOWN ON THE ADOPTED FEDERAL FLOOD INSURANCE RATE MAP.
- 4) NO AREAS WITH SLOPES GREATER THAN 15% EXIST ON SITE.
- 5) NO NETLAND AREAS EXIST ON SITE.
- 6) THE PROPOSED SITE IS WITHIN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE MADISON COUNTY DEVELOPMENT CODE.
- 7) ALL SIZES AND SHAPES WILL BE CONTAINED WITHIN THE PARAMETERS OF THE SUBJECT PROPERTY, NO SOIL WILL BE IMPORTED OR EXPORTED.
- 8) ALL SIGNS AND STIPINGS TO CONFORM WITH THE LATEST EDITION OF THE MANUAL OF URBAN TRAFFIC CONTROL DEVICES.
- 9) ALL SURVEY CONTROL, PROPERTY CORNER MONUMENTS ARE TO BE PROTECTED & MAINTAINED BY THE CONTRACTOR.
- 10) THE CONTRACTOR IS RESPONSIBLE FOR CONTRIBUTION STAKING WITH THE DIMENSIONS AND COORDINATES ON THESE PLANS. THE OWNER WILL PROVIDE CONVENTIONAL BENCHMARK AS SHOWN HEREON.
- 11) THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, BEFORE EXCAVATION BEGINS.
- 12) CARGO CONTAINERS, IF APPLICABLE, SHALL BE PLACED ON PAVED OR RIGIDS TO AVOID DETRIMENTATION AND SOIL CONTAMINATION.
- 13) NO PERSON SHALL BE ALLOWED TO LIVE WITHIN A CARGO CONTAINER.
- 14) ALL VEHICLES STOPPED ON THE SITE, PERMISSIBLE OR NOT, SHALL HAVE GROUND PROTECTORS PROVIDED TO MITIGATE ANY LEAKAGE.
- 15) OWNERS/STORERS SHALL NOT USE SEMI-TRAILERS FOR LONG TERM STORAGE OF OTHER MATERIALS WHEREIN LONG TERM STORAGE IS MORE

CONSTRUCTION HOURS

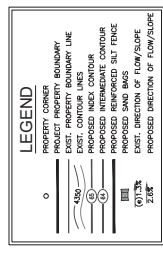
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(EXCLUDING ANY DUST CONTROL & SWPPP
MEASURES)
CONSTRUCTION MACHINERY OR
CONSTRUCTION PERSONNEL GATHERINGS
ARE ALSO LIMITED TO THESE HOURS.



REF SHEET C-2 FOR GENERAL NOTES
REF SHEET C-2 FOR ADDITIONAL SITE LAYOUT NOTES

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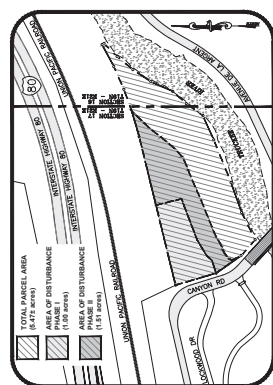


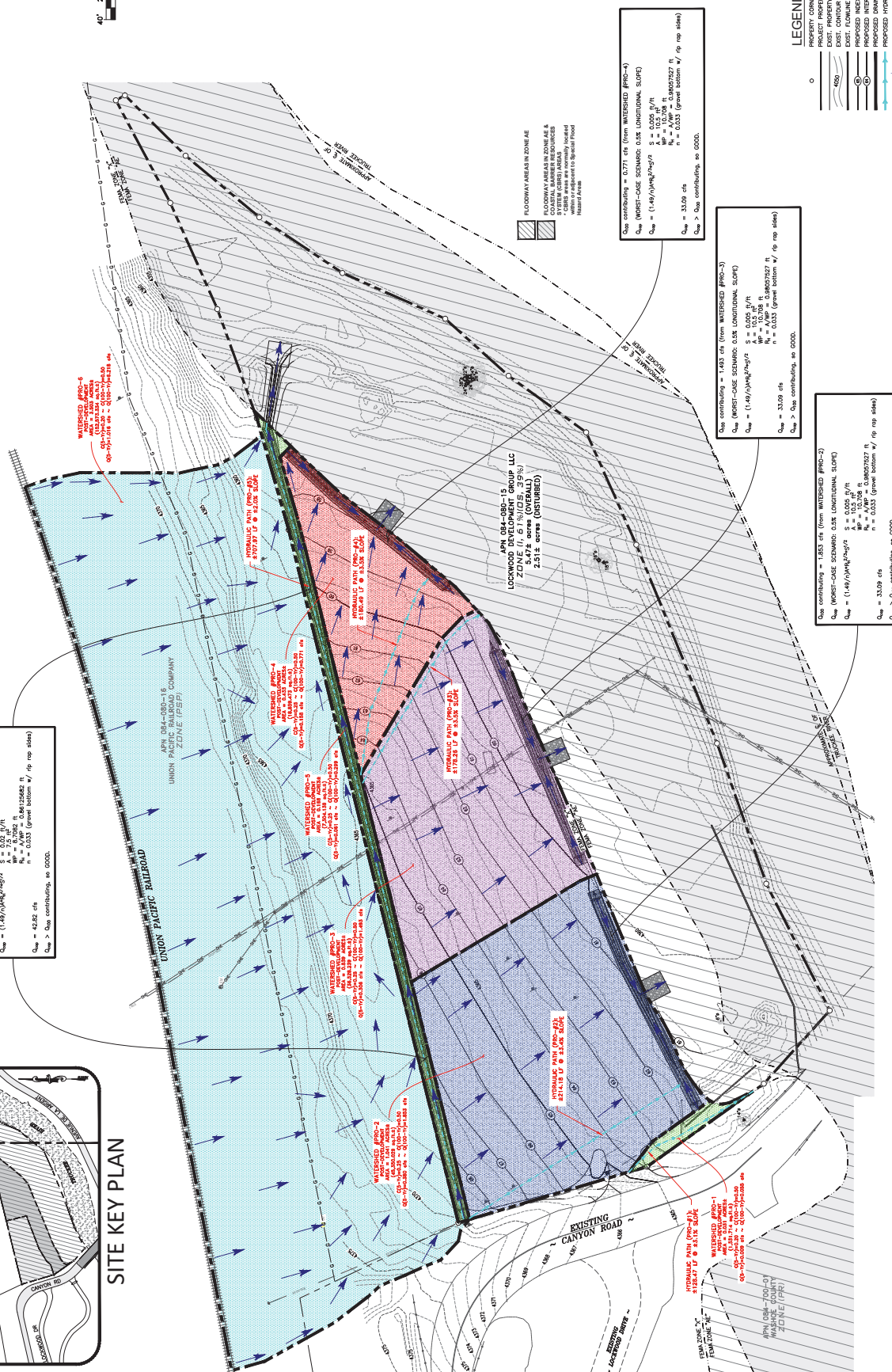
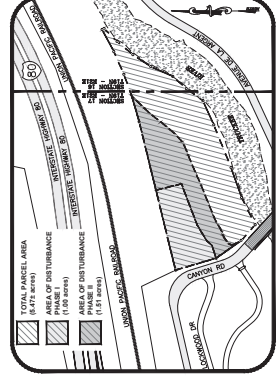
CONSTRUCTION HOURS
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CONSTRUCTION MACHINERY OR
CONSTRUCTION PERSONNEL GATHERINGS
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SITE KEY PLAN





LEGEND
PROPERTY CORNER
PROJECT PROPERTY BOUNDARY
EXIST. PROPERTY BOUNDARY
EXIST. CONTOUR LINES
EXIST. FLOWLINE (TRIBUTARY)
PROPOSED INDEX CONTOUR
PROPOSED INTERMEDIATE CONTOUR
PROPOSED DRAINAGE
PROPOSED HYDRAULIC CONTOUR
PROPOSED SHEET FLOOD

LEGEND

	PROPERTY CORNER
	PROJECT PROPERTY BOUNDARY
	EXIST. PROPERTY BOUNDARY
	EXIST. CONTOUR LINES
	EXIST. FLOWLINE (THROUGH CENTERLINE)
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED DRAINAGE
	PROPOSED HYDRAULIC GRADE
	PROPOSED SHEET FLOW

Qap > Qap contributing, so GOOD.

Q_{top} contributing = 1.853 cfs (from WATERSHED #PROG-2)
Q_{top} WORST-CASE SCENARIO: 0.5% LONGITUDINAL SLOPE
$S = 0.005$ ft/ft
$A = 10.5$ ft ²
$W_P = 10.706$ ft
$R_P = A/W_P = 0.9807527$ ft
$n = 0.033$ (gravel bottom w/ r/r)
$Q_{\text{top}} = 33.09$ cfs
$Q_{\text{top}} > Q_{\text{top}}$ contributing, so GOOD.

Q_{top} contributing = 0.771 cfs (from WATERSHED #P0-4)
 Q_{top} (HIGHEST-CASE SCENARIO: 0.5% LONGITUDINAL SLOPE)
 $S = 0.005$ ft/ft
 $A = 10.5$ ft²
 $WP = 10.708$ ft
 $N = 0.0057527$ ft
 $n = 0.033$ (gravel bottom w/ dip side)
 $Q_{\text{top}} = 33.08$ cfs
 $Q_{\text{top}} > Q_{\text{top}}$ contributing, so GOOD.

Q_{wp} contributing = 1,433 cfs (from WATERSHED #P0-3)
 Q_{wp} (WORST-CASE SCENARIO: 0.5% LONGITUDINAL SLOPE)
 $Q_{wp} = (1.48) / (484)^{0.58} \text{ cfs/ft}$
 $S = 0.005 \text{ ft/ft}$
 $N_p = 10.49$
 $N_p = A / Wp = 0.88057527 \text{ ft}$
 $n = 0.033 \text{ (gravel bottom w/ rip rap sides)}$
 $Q_{wp} = 33.09 \text{ cfs}$
 $Q_{wp} > Q_{wp} \text{ contributing, so GOOD.}$

$Q_{\text{top}} = \text{contributing} = 1.053 \text{ cfs (from WATERSED } \#10-2)$

$Q_{\text{base}} = \text{(WORST-CASE SCENARIO: 0.5% LONGITUDINAL SLOPE)}$

$A = 16.5 \text{ ft}^2$

$S = 0.005 \text{ ft/ft}$

$n = 0.015$

$Q_{\text{base}} = (1.48/nA^{2/3})S^{1/2}$

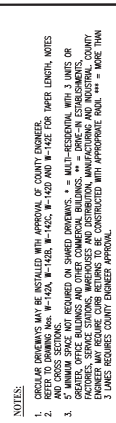
$R_p = 1.48 \text{ ft}^2/\text{s}$

$K_p = V/P = 0.960/7527 \text{ ft}$

$n = 0.033 \text{ (gravel bottom w/ rip rap sides)}$

$Q_{\text{base}} = 33.09 \text{ cfs}$

$Q_{\text{base}} > Q_{\text{top}}$, so GOOD.

[illegible]