

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: _____		Initial: _____	
County Commission District: _____		Planning Area: _____	
CAB(s): _____		Master Plan Designation(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?

WCC Sections 110.302.10 & 110.304.25 requiring a project operate from a commercial building on the property

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?

The intended use is for outdoor storage of operable vehicles and/or a laydown area for non-hazardous contractor materials. The use doesn't facilitate the need for an office for day-to-day operations.

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?

There would be no reasonable negative impacts to other properties by not having an office on site

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.)?

Not having a office/commercial building on site would not enhance or negatively impact the neighborhood either way

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

Having an employee on site every day for this usage would not be feasible; we request to have full use and enjoyment of our property. No water to supply to it.

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.

7. How is your current water provided?

There is no water supply on or near the proposed property

8. How is your current sewer provided?

There is no sewer provided for the property

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.

<u>BASIS OF BEARING</u>	<u>BASIS OF ELEVATION</u>
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 & STORMWATER POLLUTION CONTROL
C-5	PRE-DEVELOPMENT
C-6	POST-DEVELOPMENT
C-7	DETAILS SHEET
C-8	DETAILS SHEET
C-9	DETAILS SHEET

BUILDING PLACEMENT REQUIREMENTS (SETBACKS)			
61% INDUSTRIAL (I) / 39% OPEN SPACE (OS)		FRONT	15 FEET (I) / NA (OS)
		SIDE	10 FEET (I) / NA (OS)
		REAR	15 FEET (I) / 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.

NOTE: ALL ENCROACHMENT AND EXCAVATION PERMIT SHALL BE REQUIRED AND OBTAINED FROM WASHOE COUNTY PUBLIC WORKS BY THE CONTRACTOR PRIOR TO CONSTRUCTION WITHIN ANY PUBLIC EASEMENT OR RIGHT-OF-WAY.

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

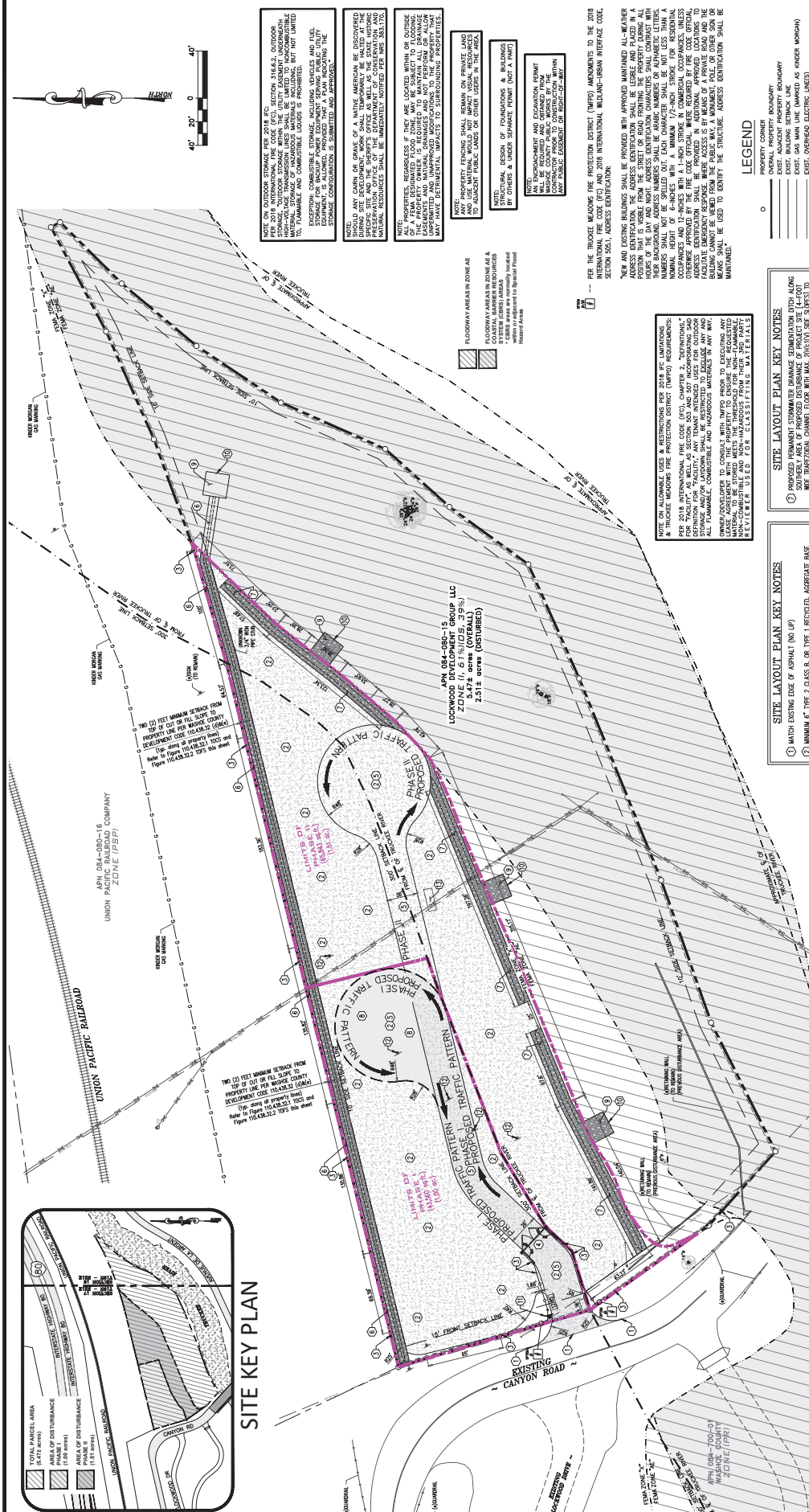
THESE PLANS (SHEETS C-1 THROUGH C-9) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, WASHOE COUNTY ORDINANCES AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE DRAWINGS AND WASHOE COUNTY CODES, 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) EXISTING MAJOR HIGHWAYS, RAILROADS, AIRPORTS ARE FAR FROM THE PROJECT AREA.
- 4) EXISTING WATER RESOURCES ARE NOT NEAR THE PROJECT AREA.
- 5) NO AREAS WITH SLOPES GREATER THAN 15% EXIST ON SITE.
- 6) NO WETLAND AREAS EXIST ON SITE.
- 7) THE PROPOSED SITE IS WITHIN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE MARICOPA COUNTY DEVELOPMENT CODE.
- 8) ALL PROPOSED DISTURBANCE WILL BE CONFINED WITHIN THE PARAMETERS OF THE SUBJECT PROPERTY, NO SOIL WILL BE IMPORTED OR EXPORTED.
- 9) ALL SLOPES AND STRIPING TO CONFORM WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 10) ALL SURVEY CONTROL & PROPERTY CORNER MONUMENTS ARE TO BE PROTECTED & MAINTAINED BY THE CONTRACTOR.
- 11) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS FROM THE APPLICABLE AGENCIES.
- 12) THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- 13) CARGO CONTAINER, IF APPLICABLE, SHALL BE PLACED ON PAVED OR RIGIDS TO AVOID DISTURBANCE AND SOIL CONTAMINATION.
- 14) NO PERSON SHALL BE ALLOWED TO LIVE WITHIN A CARGO CONTAINER.
- 15) ALL VEHICLES STORED ON THE SITE, EQUIPMENT OR NOT, SHALL HAVE GROUND PROTECTORS PROVIDED TO MITIGATE ANY LEAKAGE.
- 16) ALL VEHICLES OR EQUIPMENT SHALL NOT BE USED, TRAVELED OR STORED ON LONG TERM STORAGE OF OTHER MATERIALS UNLESS LONG TERM STORAGE IS MADE IN ACCORDANCE WITH THE MARICOPA COUNTY DEVELOPMENT CODE.

SITE LAYOUT PLAN KEY NOTES

- [illegible]

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- [illegible]

CONSTRUCTION HOURS

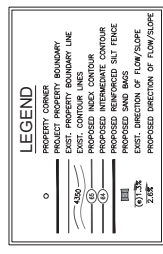
7AM-7PM MONDAY-SATURDAY
NO CONSTRUCTION WORK SUNDAY
(EXCLUDING ANY DUST CONTROL & SWPPP
MEASURES)
CONSTRUCTION MACHINERY OR
CONSTRUCTION PERSONNEL GATHERINGS
ARE ALSO LIMITED TO THESE HOURS.



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

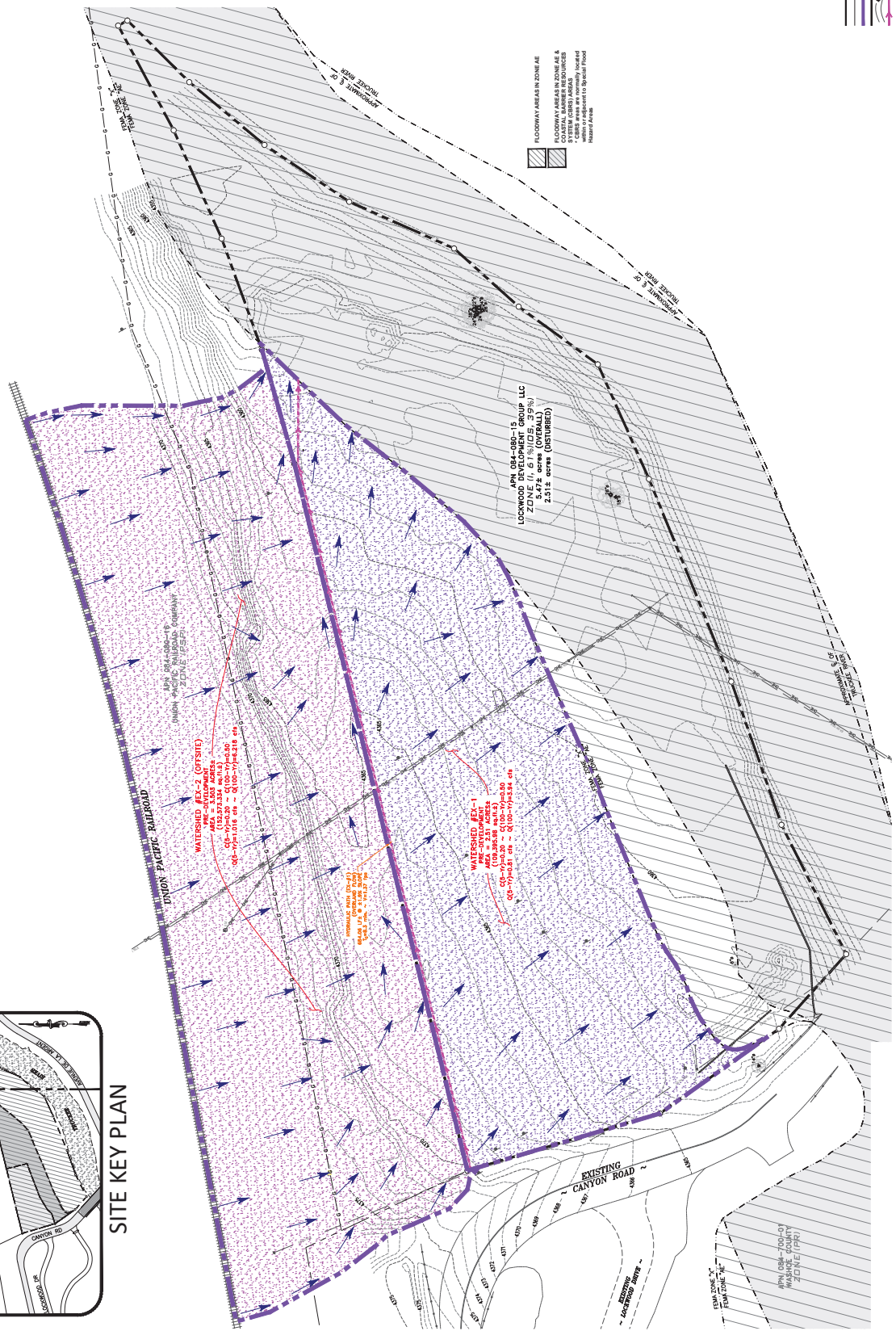
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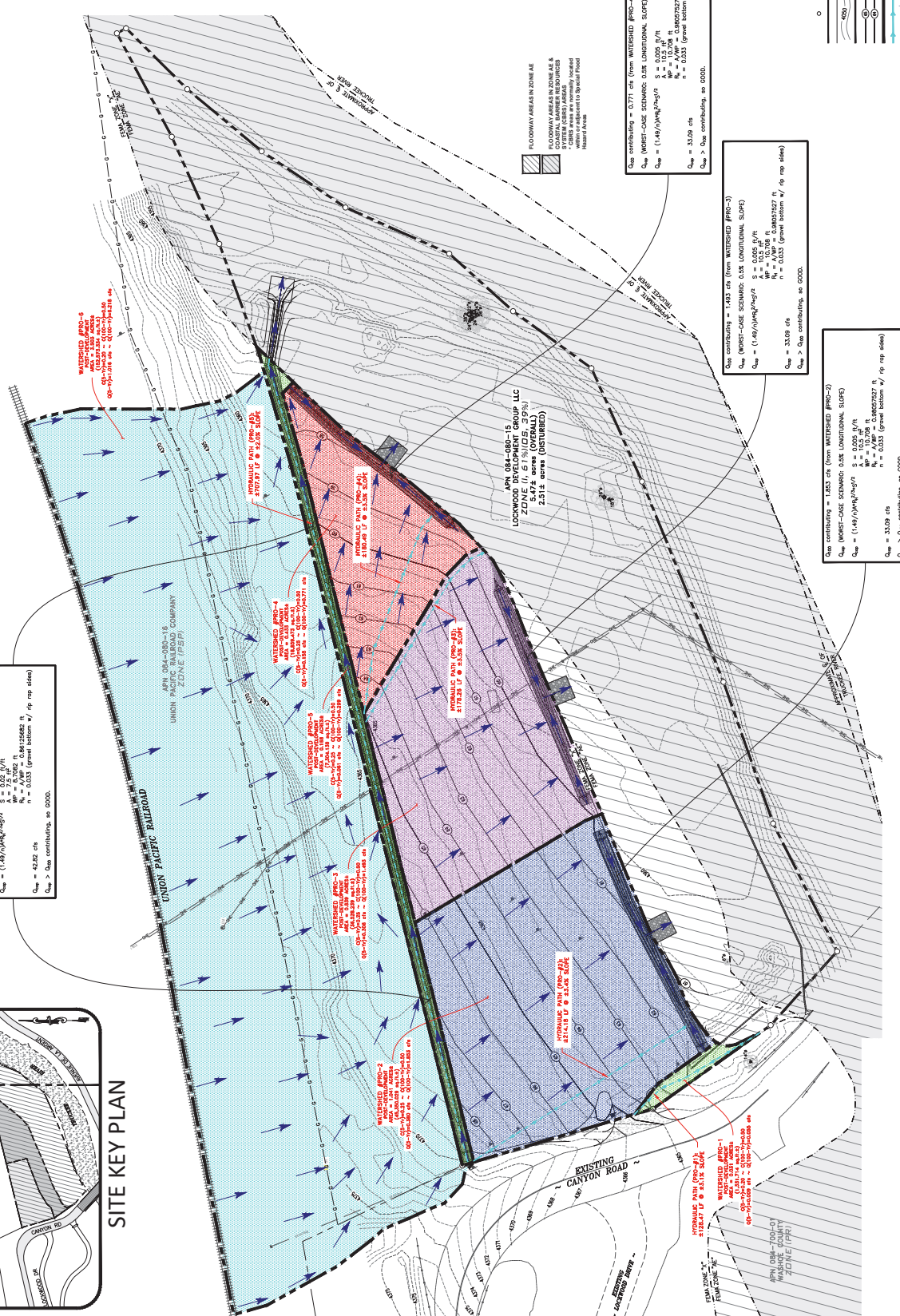
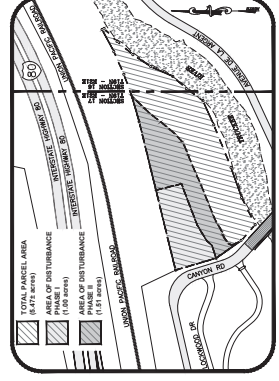
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CONSTRUCTION MACHINERY OR
CONSTRUCTION PERSONNEL GATHERINGS
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LEGEND

	PROPERTY CORNER
	PROJECT PROPERTY BOUNDARY
	EXIST. LOT LINE
	EXIST. DRAINAGE BOUNDARY
	EXIST. FLOWLINE (TRUCKEE RIVER)
	EXIST. CONTOUR LINES
	EXIST. HYDRAULIC PATH +/- DIRECT
	EXIST. SHEET FLOW PATHS ACROSS



LEGEND

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

PROPOSED SHEET FLOW

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