

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

Administrative Permit WADMIN25-0005 and Special Use Permit WSUP25-0021

(Lockwood)

December 4, 2025

Background

- 10705 Lockwood Drive; APNs 084-080-15
- 5.65-acre parcel
- Parcels to the west and north are vacant and undeveloped – parcel to the north has the railroad line. To south and east – across Truckee River – is a residential subdivision and industrial complex within Storey County
- Truckee Canyon
- Zoned Industrial (I) and Open Space (OS)



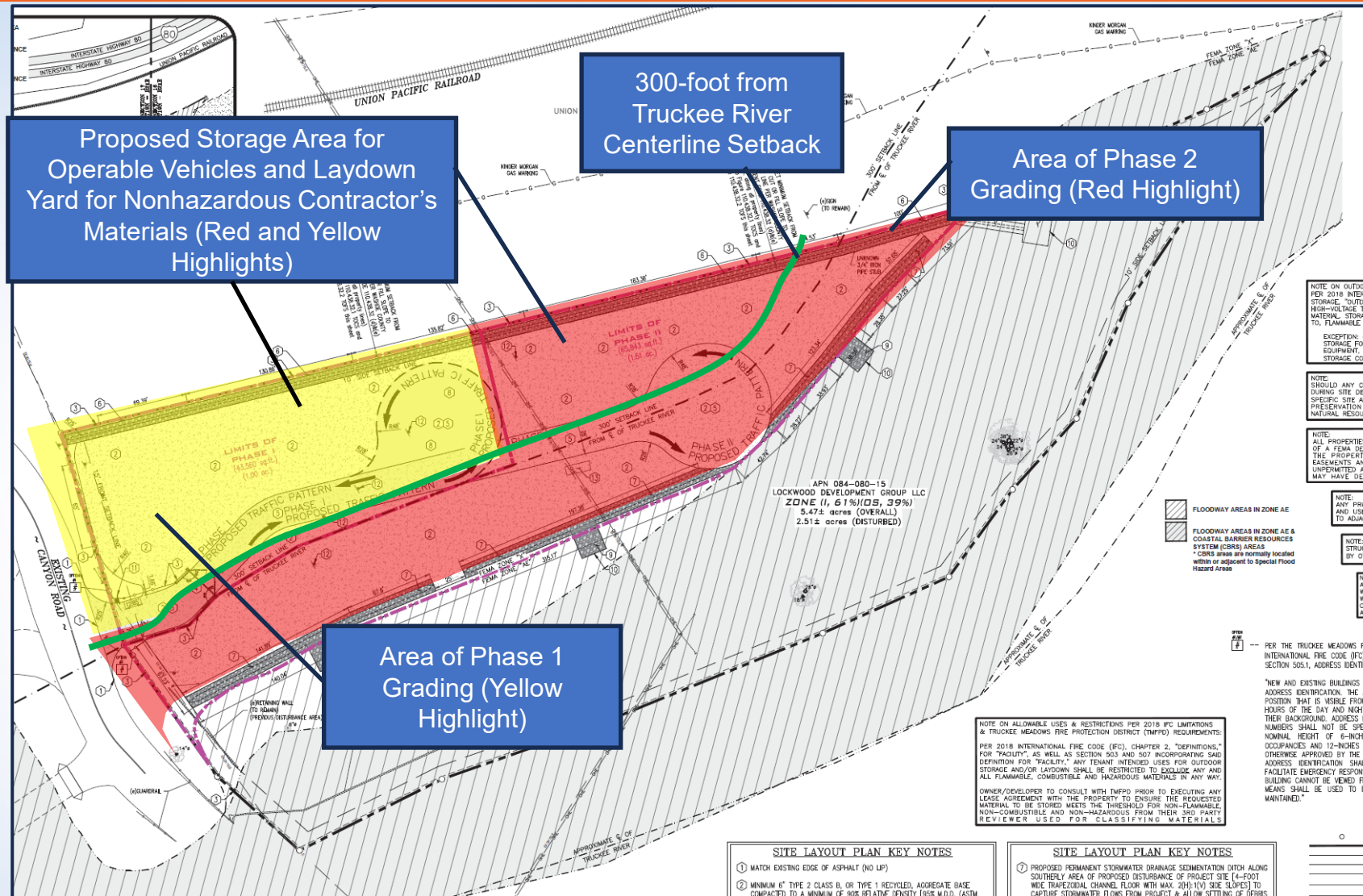
The request is for an:

- Administrative permit application to establish an outdoor storage area for operable vehicles, such as light-duty passenger trucks, and laydown yard for nonhazardous contractor's materials.
- Special use permit application for grading within 300 feet from the centerline of the Truckee River as required by WCC Section 110.222.10(b).

Site Plan



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- Special use permit application for grading within 300 feet from the centerline of the Truckee River as required by WCC Section 110.222.10(b).
- Grading to construct a 2.51-acre gravel pad for the outdoor storage area for operable vehicles and laydown yard for the storage of non-hazardous contractor materials.
- Grading completed in two (2) phases:
 - Phase I: Grading to construct a 26-foot-wide driveway, cutoff ditches/retentions ponds to mitigate flow crossing the site, and 1.0 acre of the 2.51-acre gravel pad.
 - Phase II: Grading to construct the remaining portion of the 26-foot-wide driveway, cutoff ditches/retentions ponds to mitigate flow crossing the site, and the remaining 1.51-acre portion of the 2.51-acre gravel pad.
- Phase I grading does not require a special use permit as it is concentrated in the area beyond the 300-foot.

- Establish an outdoor storage area for operable vehicles, such as light-duty passenger trucks, and laydown yard for nonhazardous contractor's materials.
- No structures proposed.
- The facility will not be open to the general public, but will be rented to limited, specific tenants.
- Parking:
 - Unmanned site.
 - Director's Modification of Standards DMOD25-0018 submitted requesting to waive parking space and paving requirements.
 - Planning staff is **supportive** of waiving the parking space requirement as it will be an unmanned site.
 - Planning staff is **not supportive** of waiving the requirement to pave as set forth in WCC Section 110.410.25, Design of Parking Areas, as comments were received from Engineering and Environmental Health supporting the requirement for paving.

- Landscaping:
 - No water source or hookup will be needed or is proposed, which means that any landscaping that is planted would not survive.
 - Formal landscaping would generally look out-of-place with the surrounding environment.
 - Planning staff is **supportive** of waiving the landscaping requirement.
- Planning staff would recommend to Planning and Building Director that the Director's Modification of Standards be approved to allow the waiving of the parking space and landscaping requirements, but not the paving requirement – staff is seeking guidance from the BOA with regard to the requests.
- Noise – no long-term impacts – construction noise addressed with a condition of approval.
- Lighting – solar lighting may be initially installed with permanent hard-wired lighting to follow in the future – conditions of approval serve to address ensuring no light spillover and lighting is properly shielded to avoid spillover on other parcels as required by Article 340, Industrial Performance Standards, and Article 414, Noise and Lighting.
- Vary requirement of commercial use being operated from a commercial structure (WCC Section 110.304.25) - staff is supportive of varying the requirement as the site will be unmanned.

Reviewing Agencies – Special Use Permit



- The project application was sent to nineteen (19) agencies for review, as well as the Storey County Planning Department, Truckee Meadows Flood Authority, and One Truckee River.
- Five (5) agencies (Nevada Department of Transportation (NDOT), Water Rights, Engineering, Environmental Health, and Washoe-Storey Conservation District) provided conditions, which are included in Exhibit A of the staff report.
- Comments received from Storey County are addressed as conditions included in Exhibit A of the staff report.
- Storey County provided additional comment on Dec. 4, 2025.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
Bureau of Indian Affairs	X			
Environmental Protection	X			
NDF - Endangered Species	X			
NDOT (Transportation)	X	X	X	Jeffery Graham, jeffrey.graham@dot.nv.gov
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly,
TMFPD	X	X		
Washoe-Storey Conservation District	X	X	X	
Pyramid Lake Paiute Tribe	X			

Reviewing Agencies – Administrative Permit



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- The project application was sent to nineteen (19) agencies for review, as well as the Storey County Planning Department, Truckee Meadows Flood Authority, and One Truckee River.
- Four (4) agencies (Water Rights, Engineering, Environmental Health, and Washoe-Storey Conservation District) provided conditions, which are included in Exhibit A of the staff report.
- Comments received from Storey County are addressed as conditions included in Exhibit A of the staff report.
- Storey County provided additional comment on Dec. 4, 2025.

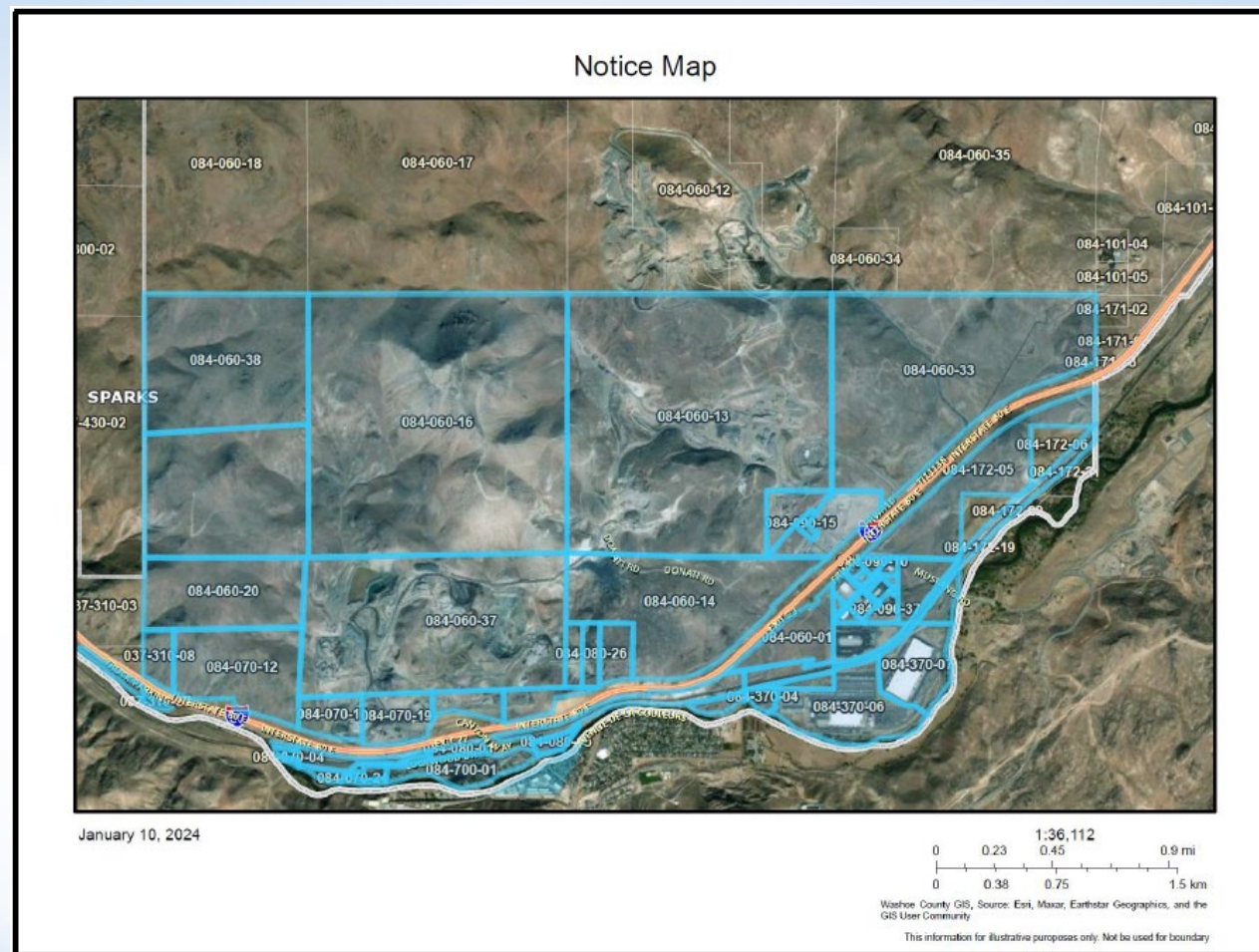
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Washoe County Parks & Open Space	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Air Quality	X			
NNPH EMS	X			
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio,
TMFPD	X	X		
Washoe-Storey Conservation District	X	X	X	#N/A
Pyramid Lake Paiute Tribe				

Public Notice



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- 149 separate property owners noticed
- One public comment received



Staff is able to make all 5 required findings, as detailed in the staff report.

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- c) Site Suitability. That the site is physically suitable for a commercial stable, and for the intensity of such a development;
- d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff recommends the Board of Adjustment approve Special Use Permit Case Number WSUP25-0021 and Administrative Permit WADMIN25-0005 and provides the following motion:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit WSUP25-0021 and Administrative Permit Case Number WADMIN25-0005 for Lockwood Development Group, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25 and 110.810.30, and waive the commercial structure requirement of Section 110.304.25 of the Washoe County Development Code.

Thank you

Tim Evans, Planner
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