Community Services Department Planning and Development REGULATORY ZONE AMENDMENT WITH SPECIFIC PLAN APPLICATION



Community Services Department Planning and Development 1001 E Ninth St., Bldg A. Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information	s	Staff Assigned Case No.:	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square fee	et):		
Project Location (with point of re	ference to major cross	streets AND area locator):	
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washo Case No.(s).	e County approval	s associated with this applicat	ion:
Applicant	Information (atta	ch 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 Contact	ed:
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:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Owner Affidavit

Project Name: BLACK ROCK STATIO	W SPECIFIC PLAN
- War-1907	ion Type
□ Abandonment	☐ Final Map Certificate of Amendment
☐ Administrative Permit	☐ Final Map Major/Minor Amendment
☐ Agricultural Exemption Land Division	☐ Final Subdivision Map/Const Plan Review
☐ Amendment of Conditions of Approval	☐ Parcel Map Waiver
☐, Boundary Line Adjustment	☐ Reversion to Acreage
🕱 Comprehensive Plan Amendment	☐ Special Use Permit ☐ with EIS/EA
Land Use Designation Change	☐ Specific Plan
☐ Text Change	☐ Tentative Map of Div into Large Parcels
☐ Design Review Committee Submittal	☐ Tentative Parcel Map
☐ Development Agreement	☐ Tentative Subdivision Map
Development Code Amendment	☐ Hillside Development☐ Significant Hydrologic Resource
☐ Ext of Time Requests (Approved Applications)	☐ Common Open Space Development
Ext of Time Requests (Tent Subdivision Maps)	☐ Variance
All requirements of the Washoe County Develop Plan or the applicable area plan, or that it is deem STATE OF NEVADA COUNTY OF WASHOE LULL RUGER SETERSON being duly sworn, depose and say that I am an owr foregoing statements and answers herein container respects complete, true and correct to the best o	ed complete and will be processed. There of property involved in this petition and that the digital and the information herewith submitted are in all
assurance or guarantee can be given by members of	
(A separate Affidavit must be provided by ea	
*Owner refers to the following: (Please mark appropr Owner Corporate Officer/Partner (Provide copy of re Power of Attorney (Provide copy of Power of Owner Agent (Provide notarized letter from pi Property Agent (Provide copy of record docur Letter from Government Agency with Steward	cord document indicating authority to sign.) Attorney.) roperty owner giving legal authority to agent.) ment indicating authority to sign.)
Subscribed and sworn to before me this 301 day of MAY . 301. Notary Public in and for said county and state My commission expires: 5/4/3013	MICHAEL S. RAILEY Notary Public - State of Nevada No. 09-9637-2 - Expires May 4, 2013

July 1, 2008



Regulatory Zone Amendment for Specific Plan Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone. Requests for a change to a Specific Plan Regulatory Zone designation must be accompanied by a Design Standards Manual. The required components of the Design Standards Manual are provided in Article 106 of the Development Code.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1.	Ple	ase describe the Regulatory Zone amendment request:
_		
2.		the Following information regarding the property subject to the Regulatory Zone Amendment.
	a.	What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

	Γ			Master				
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b.

4.	Describe the existing conditions and uses local roadways, easements, buildings, etc.):	ated at the site or in the vicinity (i.e. vacant land,
5.		ne site under consideration. Your description should bodies, vegetation, topography, minerals, soils and
6.		nts such as floodplain or floodways, wetlands, slopes uch as active faults, significant hydrologic resources
	☐ Yes	□ No
	Explanation:	
	[*	

Do you own sufficient water rights to accommodate the proposed amendment? (Amend requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] re proof of water rights be submitted with applications. Please provide copies of all water indocuments, including chain of title to the original water right holder.) Yes	☐ Yes	□ No
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	f.	Plea	se identify how su	fficient water rig	thts will be	e avail	able to serve th	e additic	onal development.
9.	Plea	ase d	lescribe the source	e and timing of t	he water	facilitie	es necessary to	serve th	ie amendment:
			em Type:	·			·		
			Individual wells						
			Private water	Provider:					
			Public water	Provider:					
					I				
	b.	Avai	lable:						
			Now	☐ 1-3 year	rs		3-5 years		5+ years
	C.	Is thi	is part of a Washo	e County Capita	al Improve	ements	Program proje	ct?	
			Yes			⊒ No			
_	ıt o	nubli	io facility io propos	and and in our	ntly not li	atad in	the Weekee C	ounts C	anital Improvements
e.									apital Improvements availability of water
		vice:				Ū			•

10.		nat is the nature and timing of sewer services necessary to accommodate the propose endment?	эd
	a.	System Type:	
		☐ Individual septic	
		□ Public system Provider:	
	b.	Available:	
		□ Now □ 1-3 years □ 3-5 years □ 5+ years	
	C.	Is this part of a Washoe County Capital Improvements Program project?	
		□ Yes □ No	
	d.	If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.	ng
11.		rase identify the street names and highways near the proposed amendment that will carry traffic to regional freeway system.	to

mmunity Services (provided and nearest Fire Station Health Care Facility Elementary School Middle School High School Parks Library Citifare Bus Stop	facility):		
. Fire Station . Health Care Facility . Elementary School . Middle School . High School Parks . Library			
. Health Care Facility . Elementary School . Middle School . High School Parks . Library			
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. Middle School . High School Parks . Library			
Parks . Library			
Parks . Library			
. Citifare Bus Stop			

Projects of Regional Significance Information – for Regulatory Zone Amendments

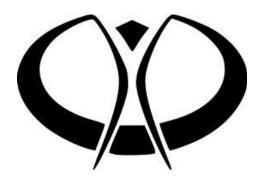
Nevada Revised Statutes 278.026 defines "Projects of Regional Significance." Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

 Will the full development potential of the less than 938 employees? 	e Regulatory Zone amendment increase employment by not
☐ Yes	□ No
2. Will the full development potential of the more units?	e Regulatory Zone amendment increase housing by 625 or
☐ Yes	□ No
3. Will the full development potential accommodations by 625 or more rooms?	of the Regulatory Zone amendment increase hotel
☐ Yes	□ No
4. Will the full development potential of the gallons or more per day?	Regulatory Zone amendment increase sewage by 187,500
☐ Yes	□ No
5. Will the full development potential of the acre-feet or more per year?	Regulatory Zone amendment increase water usage by 625
☐ Yes	□ No
6. Will the full development potential of the more average daily trips?	e Regulatory Zone amendment increase traffic by 6,250 or
☐ Yes	□ No
7. Will the full development potential of population from kindergarten to 12 th grad	the Regulatory Zone amendment increase the student e by 325 students or more?
☐ Yes	□ No

Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please referrer to Article 821 of the Washoe County Development Code for the list of Findings.)

BLACK ROCK STATION SPECIFIC PLAN



Prepared by:



December, 2015

1.0 Introduction

This Specific Plan, which includes a Development Standards Handbook, refers to one 200+acre parcel, known as Black Rock Station, owned and operated by Black Rock City, LLC. The subject parcel is intended to support Black Rock City LLC's current and future regional activities. Development of this Specific Plan is based on the standards and content contained in Washoe County Development Code Article 442 Specific Plan Policies and Procedures, and on generally applicable elements of the Washoe County Code. Adoption and implementation of this Specific Plan shall be consistent with NRS 278 and 278A.

1.1 Project Location

Black Rock Station is located in the High Desert planning area on the south side of Jackson Lane, approximately 4,000 feet from the intersection of State Route 34 and Jackson Lane in the Gerlach planning area in Hualapai Valley. The subject parcel is addressed as 88 Jackson Lane and consists of 200+ acres. APN: 066-030-23. Figure 1 (below) depicts the property, while Figure 2 (following page) provides an overall context map depicting the Hualapai Valley.



Figure 1 - Vicinity Map



Figure 2 – Regional Context Map

1.2 Purpose of a Specific Plan

A Specific Plan is a planning and regulatory mechanism that allows implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, have compatible uses, conserve energy, achieve coherent and diverse development and ensure that roads and other infrastructure are adequate to serve the development. Additionally, this plan is designed to provide the flexibility that Burning Man needs in supporting its constantly evolving activities while also providing the County and surrounding property owners with assurances on the overall magnitude and intensity of development. A stated purpose of a Specific Plan is to allow for flexibility of design. This is directly stated in Article 442 of the Washoe County Development Code in Section 110.442.00 – "Flexibility of Development is a prime directive of the Specific Plan Regulatory Zone." Once approved, this Plan shall supersede all existing approvals and permit conditions.

1.3 Project Purpose

Over the years, Black Rock City LLC's activities have increased from the single annual "Burning Man" festival around Labor Day weekend to a year-round presence in the Gerlach area. Various uses are needed on the subject parcel to support not only the annual Burning Man festival but other Burning Man-related activities as well. Some of the uses on the subject parcel will include employee housing, food service, and industrial yards. Many of the uses and activities on the subject parcel will be active year-round, such as industrial storage, agricultural projects and art fabrication. Some of the uses will occur only during a portion of the year. Current uses (February 2014) include short-term housing, an auto repair facility, shop building, vehicle storage, custom manufacturing and supply storage.

1.4 New Uses

Future uses for this parcel may include tourist facilities, campgrounds, alternative energy, and agriculture. With this in mind, the Specific Plan is intended to set limits, guidelines and assurances that these uses can be accomplished with minimal impact to the surrounding area.

The annual Burning Man festival (generally held during Labor Day week) has long been the focus of Black Rock Station. However, one factor influencing this Specific Plan is the recognition that Burning Manrelated events have the ability to occur throughout the year. This Plan is designed to facilitate and manage any new events or activities that may be based on the Black Rock Station site. For example, many Burning Man participants have developed an appreciation for the High Desert area and are interested in year-round visits. One aspect of this Plan is a provision to develop a non-profit conference center with guest cabins on a portion of the site. Such an operation could theoretically operate all year and could include special events such as educational speakers or art exhibitions.

For clarification, "the annual festival" refers to the existing Burning Man gathering. Emergency services and infrastructure needs for this gathering have been in place for many years and are managed by agreements between Black Rock City, LLC and various service providers. Uses and development described

1-3

here are generally distinct from the annual festival, however there is unavoidably some overlap due to the support that Black Rock Station provides to the festival in the form of industrial space, vehicle maintenance, and housing space. Any activity not identified as "the annual festival" is not the existing festival but is s distinct activity.

1.5 Owner/Developer

Black Rock City, LLC is the owner of the property and the operator of the annual Burning Man event. This agreement shall apply to Black Rock City, LLC and any successors and assigns. The term "owner/developer" shall be used for the remainder of this document.

1.6 Goals and Policies

As development of Black Rock Station is anticipated to occur in phases, the owner/developer can best satisfy the evolving needs of the site through the flexible interpretation and application of the goals, policies, phasing and implementation plan. The purpose of the goals, policies, phasing and implementation plan is to describe intended and necessary outcomes for the site. However, it is reasonably impossible to ensure their accuracy and applicability in the future. It is possible that any given goal, policy, phasing or implementation plan may not create the best solution for Black Rock Station, necessitating either a very loose interpretation or a finding by the decision-making authority that a strict interpretation and application will not achieve the broader overall intents of this Specific Plan. The intent of this section is therefore to outline broad goals and an overall vision for the area, while allowing sufficient flexibility to ensure success.

The following goals and policies have been set forth to implement Black Rock Station's development plan.

Goal 1: To support owner/developer activities through the provision of support uses, including, but not limited to: storage space, repair facilities, employee housing, etc.

Policy 1.1 – Provide continuation of existing Black Rock Station activities; plan and implement further use of the site for employee housing and support, educational opportunities, and possible new business ventures, such as organic farming (as regulated by the allowed uses table).

Goal 2: To enhance the surrounding area by providing cultural, recreational, and economic development opportunities.

Policy 2.1 – Year-round activities are intended for the subject parcel which may include a cultural center, recreational amenities, and activities.

Policy 2.2 – Establish relationships with the local art community to identify the best methods for enhancing and promoting artwork.

1-4

Goal 3: Promote environmental stewardship.

Policy 3.1 — Use green building concepts and renewable energy resources to the extent possible.

Goal 4: Provide flexibility in land use and ensure the continued success of owner/developer projects.

Policy 4.1 — Recognize the uniqueness of Black Rock City LLC activities and allow for land uses which may or may not be defined by the Washoe County Development Code.

Policy 4.2 – Provide sufficient flexibility to establish new uses and ventures while ensuring compatibility through implementation of the Specific Plan standards and policies.

1.7 Compatibility with Surrounding Uses and Regulatory Zones

In general, this Specific Plan ensures compatibility with surrounding property through the use of generous setbacks and the clustering of development away from existing residential uses. The design intentionally locates the lowest intensity uses (small scale agriculture and open space) to the east where the property adjoins an existing residential site.

By removing large scale agriculture from this Specific Plan, the project is less intense (in terms of water demand and site disturbance) than what is currently allowed by right. This amounts to environmental protections that benefit the entire area.

This Plan promotes compatibility by adhering to the density requirements of the Washoe County Master Plan and Regulatory Zone standards.

Uses within the site are arranged so as to minimize road construction, minimize site disturbance, and include fencing and screening where required.

2.0 Design Standards Manual

The Black Rock Station Specific Plan contemplates various design standards and policies which will ensure that the vision, goals, and polices of the Plan are implemented. These standards are set forth in this Manual with the goal of implementing a zoning code for Black Rock Station that meets the needs of the owner while observing the development standards of Washoe County.

2.1 Definitions of Uses

2.1.1 General Definitions

Existing Uses: those uses occurring at Black Rock Station (under approved Special Use Permits, refer to Appendix 3) as of February 2014.

Future Uses: land uses established after February 2014 per the guidelines and standards contained within this Handbook.

Guests: paying customers who may stay overnight or visit the Specific Plan area for the day for recreational purposes.

Permanent: any structure that is built and remains within the Specific Plan area for more than 90 days.

Staff: employees or representatives of owner/developer.

Short-term Use: a use in existence for not more than 90 days in a calendar year.

Temporary Housing: RVs, cargo container living units, modular units and mobile homes that shall not be inhabited for more than 90 days (Note that storage of these units while not inhabited is allowed and is covered under Commercial Uses).

Volunteers: workers and staff who may inhabit/utilize the site as part of official owner/developer functions but who are not formal employees.

2.1.2 Residential Use Definitions

Residential Uses at Black Rock Station are intended to provide short-term housing for owner/developer employees and volunteers, permanent housing for owner/developer employees involved in the management of activities, and for guests attending events and vacationing.

<u>Barracks</u> (Short-term Housing): permanent structures designed to provide short-term residency by volunteers and employees of owner/developer.

2-1

<u>Cargo Container Living Units</u>: sleeping quarters made from converted cargo containers, designed to provide short-term housing for employees/volunteers of owner/developer.

Employee Campground: outdoor area designed to accommodate travel trailers and RVs, designed to provide short-term housing for employees/volunteers of owner/developer.

<u>Modular Units</u>: portable pre-fabricated housing units designed to provide short-term housing for employees/volunteers of owner/developer.

<u>Recreational Vehicles</u>: vehicles constructed specifically to serve as self-contained camp dwellings containing sleeping and cooking facilities. Units within this category shall possess a state-issued vehicle registration and may be driven/towed on public rights-of-way (i.e. motorhome or travel trailer).

<u>Single Family Housing</u>: any permanent single family dwelling. This Specific Plan area is limited to a maximum of 2 single family dwellings.

2.1.3 Civic Use Definitions

The primary purpose of Civic Uses is to allow the establishment of facilities that enhance the area through the provision of additional recreational, cultural, and infrastructure amenities.

<u>Art Installations</u>: individual installations of sculpture or other types of art suitable for outdoor display and intended to accompany an approved business or other land use.

<u>Art Park</u>: a park area exclusively designated for the outdoor display of artwork as well as basic park amenities such as walking paths, benches, etc.

<u>Communication Facility</u>: antennas and tower-mounted equipment used to provide communication services at Black Rock Station and the surrounding area.

<u>Community Farm</u>: an agricultural area at which invited participants may conduct activities related to vegetable production and animal rearing on a modest scale not requiring heavy equipment and not generating significant noise or waste products.

<u>Convention and Meeting Facilities</u>: multi-use rooms that may be part of a larger structure or may be free standing.

2.1.4 Commercial Use Definitions

<u>Commercial Storage</u> (indoor): the storage of materials related to owner/developer activities in either mini-storage type buildings or cargo containers. Such materials may be owned by owner/developer or by customers of owner/developer.

<u>Commercial Storage</u> (outdoor): the storage of materials related to owner/developer activities, in outdoor areas. Such materials may be owned by owner/developer or by customers of owner/developer.

<u>Composting</u>: facility designed to collect and store natural organic waste matter for the purpose of creating soil and soil amendments for agricultural purposes.

<u>Campground</u>: a campground built to accommodate paying customers or temporary workers affiliated with Burning Man activities.

2.1.5 Industrial Use Definitions

<u>Inoperable Vehicle Storage</u>: the orderly storage of inoperable vehicles used in the production of owner/developer activities. Inoperable vehicles are vehicles that are not state registered.

<u>Operable Vehicle Storage</u>: the orderly storage of operable vehicles used in the production of owner/developer activities. Operable vehicles are vehicles that are state registered.

<u>Recreational Vehicle Storage</u>: the orderly storage of recreational vehicles used in the production of owner/developer activities. 'Recreational vehicle' means a vehicular-type unit primarily designed as temporary living quarters for travel, recreational or camping use, which may be self-propelled, mounted upon, or drawn by, a motor vehicle. The term includes a recreational park trailer (per NRS 482.101).

2.1.6 Accessory Use Definitions

<u>Detached Accessory Structures</u>: structures to support primary uses, primarily as defined in Washoe County Code Section 110.306.10. Detached accessory structures commonly include storage sheds, pump houses, etc.

2.2 Standards Not Addressed

Any development standards not specifically addressed in this Specific Plan shall be subject to the requirements set forth in the Washoe County Development Code and/or High Desert Area Plan. For the purposes of Black Rock Station, the General Rural zoning standards shall be applied.

2.3 Existing Uses

Legally permitted land uses that were existing prior to, and at the time of, the adoption of this Specific Plan (February 2014) shall be considered "grandfathered" and thus valid and permitted within the plan. These uses shall be permitted to continue in operation in perpetuity in their existing condition. However, any expansion or relocation (as permitted within this Design Standards Manual) of existing uses shall be subject to the provision of this manual and the adopted Specific Plan.

2.4 Land Use

Land uses within Black Rock Station are defined in five broad land use classifications based on existing classifications within the Washoe County Development Code: residential, civic, commercial, industrial, and agricultural. Tables 1 through 5, on pages 2-24 through 2-27, provide detail on Allowed Uses, followed by descriptions of these uses and the specific areas within this Specific Plan in which they are allowed. Consult the 2.1 "Definitions" section for conditions and limitations placed on some of the uses listed in these tables.

Figures 3 through 11 show the property divided into sections based on current and expected uses. Each Figure is accompanied by a description of the area, and development standards to be applied to uses within each area.

Residential density for this Plan is strictly limited and is well below what is allowed by right within this Regulatory Zone. The overall plan allows only two residential units, well below the one unit per 40 acres allowed in the base zoning. The short-term housing included in the Plan is limited to 90 days occupancy per year and is therefore, under Washoe County Development Code, a distinct land use. This Plan therefore conforms to Table 110.442.01.1 Master Plan Categories and Maximum Specific Plan Densities.

Per Article 442, this Plan is required to identify the overall ratio of residential to non-residential development. Of the 200 acres within the Plan, approximately 50 acres are designated for residential uses (two houses, barracks, campgrounds, conference center). The remaining 150 acres are non-residential, including industrial storage, agriculture, open space, etc. The project is therefore 25% residential and 75% non-residential, by acreage.

2.4.1 Overall View of Site

Figure 3 shows the individual areas of this plan. Individual areas are labeled and bordered. Note that all areas of the property fall within one of these individual areas. More intense uses are grouped near the existing developed portion of the site while less intense uses are located at the property edges. In particular, attention has been placed on separating the adjacent residential use from any intense use.

Overall View of Site

Existing land use

2.4.2 Area Developed Under Prior Special Use Permits (Existing Prior to 2014)

As of February 2014, Black Rock Station is partially occupied with existing uses, including storage, vehicle repair, and temporary living quarters. These uses are defined in this document and detailed in Figure 4. The standards included within this Specific Plan shall supersede all previous approvals. Appendix 3 includes all Action Orders with conditions for Special Use Permits in place as of February 2014.

Permitted, existing uses on the site include the **short-term housing** of employees/volunteers in **cargo container living units** and in **modular units**, and an **employee campground**. Additional permitted, existing uses on the site include **inoperable vehicle storage**, **operable vehicle storage**, and **RV storage** (refer to SUP Action Orders contained in Appendix 3).

Approval of this Specific Plan will result in approval of all industrial uses established by the Plan within this area, as well as the following uses:

<u>Cargo Container Living Units</u> do not include a permanent foundation. Given this, they shall not be stacked on top of each other. Such units shall not include cooking or sanitary facilities. No advertising is allowed on cargo container living units. Units shall be rust free and include neutral earth tone colors. The total number of Cargo Container Living Units shall not exceed 50 units.

The <u>Employee Campground</u> is located adjacent to the fenced storage area and is shown on Figure 4 as a striped parking area. This is an active, permitted use (as of February 2014) serving volunteers/employees of the owner/developer. Any bathroom facilities associated with this use shall be connected to a septic system approved by Washoe County. This area may include improvements such as picnic tables and bathrooms or may be left undeveloped except for any required paving and landscaping. The Employee Campground shall be limited to a maximum of 50 spaces.

<u>Commercial Storage</u> (indoor and outdoor) is allowed in this area. Indoor commercial storage includes the storage of materials used in the production of owner/developer events, in either mini-storage type buildings or cargo containers. Use of the storage space is to be limited to participants in owner/developer events. The intent of providing storage is to reduce the need to transport materials to and from the site each year. The facility is to be managed by owner/developer staff that will control access and provide security and maintenance. Commercial Storage must remain within the Industrial area. If Commercial Storage is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. This use shall institute the "maximum screening" standard, pursuant to Section 3 of this Specific Plan. The same standards shall apply to outdoor commercial storage.

<u>Modular Living Units</u> do not require permanent formal foundations. Such units shall not include cooking or sanitary facilities. No advertising is allowed on modular units. Units shall be rust free and include neutral earth tone colors. The total number of Modular Living Units shall not exceed 50 units.

<u>Inoperable Vehicle Storage</u> shall remain within the screened Industrial area. If storage of Inoperable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

<u>Operable Vehicle Storage</u> must remain within the screened Industrial area. If storage of Operable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

<u>Recreational Vehicle Storage</u> must remain within the screened Industrial area. If storage of Recreational Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

<u>Art Installations</u> are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area and is envisioned within or adjacent to the existing landscaped site to the southeast of the main entrance from Jackson Lane. Other locations within this area may also be appropriate. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

<u>Communication Facility</u> is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Community Farm is allowed in this area.

Res expansion

2.4.3 Residential Expansion

Figure 5 shows the area designated for the addition of a <u>single family dwelling</u>. The Specific Plan area is limited to a maximum of 2 single family dwellings. Since the property already contains one single family dwelling, Figure 5 shows the only remaining area to locate an additional single family dwelling.

The gross area of the dwelling building shall not exceed 5,000 square feet. Figure 5 contains thematic architecture. Other styles of architecture shall be allowed but must retain a single family character and visual mass. A manufactured home shall be allowed provided it maintains a single family appearance. Landscaping, as generally depicted in Figure 5, is required to be shown on any building permit application and installed prior to a certificate of occupancy.

<u>Art Installations</u> are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

<u>Communication Facility</u> is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Barracks

2.4.4 Barracks

Figure 6 shows the **barracks** area. Barracks are the allowed use for this area.

This Specific Plan allows for <u>barracks</u> for the housing of employees and volunteers affiliated with the owner/developer. Residency in these facilities shall be on a short-term basis. These facilities shall not exceed two stories in height and shall be limited to a maximum of five (5) buildings. Additional buildings may be considered with subsequent review and amendment to this Plan. Individual rooms within these buildings shall not include cooking facilities. Instead, each building may include one common kitchen. Allowable placement of barracks is within the area described by Figure 6. Total room count for all barracks shall not exceed 175 rooms. Each room shall be limited to occupancy by 4 people. Landscaping, as generally depicted in Figure 6, is required to be shown on any building permit application and installed prior to a certificate of occupancy.

<u>Art Installations</u> are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

<u>Communication Facility</u> is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Indus type uses

2.4.5 Industrial Area

Figure 7 contains the area designated for expansion of <u>industrial uses</u>. This area, in effect, represents an expansion of the uses already allowed and practiced in Figure 4 Existing Area Developed Under Prior SUPs (Case #'s SB03-024; SW03-025; AC04-003; AC04-002; SW04-004; SW04-007; SW04-008; SB04-009; AC05-001; AC06-013; SW02-027; SW02-028; SW02-029; SW02-030; AC07-009), and the same standards shall apply.

Allowed uses for this area include all <u>Industrial Uses</u>, <u>Temporary Housing</u>, as well as the uses outlined below.

<u>Art Installations</u> are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

<u>Art Park</u> is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

<u>Commercial Storage</u> (indoor and outdoor) is allowed in this area. Indoor commercial storage includes the storage of materials used in the production of owner/developer events, in either mini-storage type buildings or cargo containers. Use of the storage space is to be limited to participants of owner/developer events. The intent of providing storage is to reduce the need to transport materials to and from the site each year. The facility is to be managed by owner/developer staff that will control access and provide security and maintenance. Commercial Storage must remain within the Industrial area. If Commercial Storage is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type. The same standards shall apply to outdoor commercial storage.

<u>Communication Facility</u> is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

<u>Community Farm</u> is allowed in this area.

Composting is an allowed use.

<u>Inoperable Vehicle Storage</u> is allowed. This use shall remain within the screened Industrial area. If storage of Inoperable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

<u>Operable Vehicle Storage</u> must remain within the screened Industrial area. If storage of Operable Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

<u>Recreational Vehicle Storage</u> is allowed. This use must remain within the screened Industrial area. If storage of Recreational Vehicles is in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening (Level I), pursuant to section 3 of this Specific Plan, shall be constructed surrounding this use type.

Large Campground

2.4.6 Large Campground

Figure 8 shows the Large Campground. 'Campground' is defined in the Definitions section of this document.

<u>Commercial Campground</u> is an allowed use for this area. This facility shall be limited to a maximum of 60 campsites (RV spaces). No lighting shall be installed at this facility that creates spillover onto adjoining parcels. Animated signs shall not be allowed. Screening for this use shall be Level II Moderate. All campsites must connect to septic and provide water and electricity at each campsite.

<u>Art Installations</u> are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

<u>Art Park</u> is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

<u>Communication Facility</u> is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Conference Center Area

2.4.7 **Conference Center**

The Conference Center is envisioned as a non-profit center for education and cultural events, particularly High Desert-themed environmental conferences, art displays, and Burning Man-related gatherings. The primary purpose is to expand the ability of guests to enjoy the High Desert area in a way that is currently unavailable. The owner/developer intends the operation to be a component of the non-profit Burning Man entity but this does not preclude the charging of fees to use the site (i.e. meals, accommodations, entertainment events, etc.) The Center would be open to the public unless specific private events were scheduled by the owner/developer.

The Center shall be limited to a maximum of 50 bedrooms, either within a hotel structure or as freestanding cabins. Conference space shall be limited to a maximum of 7,000 square feet. Dining facilities, outdoor recreation (hiking, swimming, bicycle paths, horseback riding), and art display space shall be allowed. Screening for this use shall be Level III Low.

<u>Conference Center</u> is an allowed use for this area subject to the approval of an Administrative Permit by Washoe County, as are Civic Uses shown in Table 2, and other uses detailed below.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

<u>Community Farm</u> is allowed in this area.

Convention and Meeting Facilities are allowed. Such rooms would be used for owner/developer business or cultural activities. Square footage shall not exceed 7,000 square feet.

Figure 9 shows the designated area for the Conference Center.



Placeholder page for 11x17 of Figure 10

Small camp

2.4.8 Small Campground

Figure 10 shows the <u>Small Campground</u>. 'Campground' is defined in the 2.1 Definitions section of this document. The Figure provides an example layout.

<u>Campground</u> is an allowed use. This facility shall be limited to a maximum of 10 campsites (RV spaces). No lighting shall be installed at this facility that creates spillover onto adjoining parcels. Animated signs shall not be allowed. Screening for this use shall be Level II Moderate. All campsites must connect to septic and provide water and electricity at each campsite.

<u>Art Installations</u> are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

<u>Art Park</u> is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

<u>Communication Facility</u> is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.



Placeholder page for 11x17 of Figure 11

Ag indus

2.4.9 Agricultural Expansion Area

Figure 11 outlines the Agricultural Expansion Area. The expected purpose of this area is to allow for the development of <u>agricultural uses</u> that support owner/developer activities. This may include the raising of crops and/or animals for consumption by employees and guests, composting, etc. This may also include the raising of crops and animals to supply restaurants at the Conference Center or at other owner/developer activities.

This area is not likely to be developed for some years. It is not possible to precisely define future requirements for agriculture, storage needs, and recreational uses. Given this, the allowed uses included here for this area are limited. The owner/developer may realize a need for expanded uses on this area in the future and may then pursue an amendment to this Plan. Agricultural operations may include the use of motorized equipment to transport materials, work the soil, etc., however all operations will adhere to Washoe County Code for noise generation or other impacts. In no case shall noisy or intense uses be located close to a neighboring residential site. It is not the intent of this Plan to permit intensive, agribusiness operations on this site. Any agricultural activities would serve as an accessory to other Burning Man activities.

All **Agricultural Type Uses** are allowed, as are the uses outlined below.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Community Farm is allowed in this area.

Composting is an allowed use in this area.

2.5 Use Tables

All uses included in the following use tables shall be subject to the definitions included within the Washoe County Development Code with the exception of those listed in *italic* font. These uses are defined in the 2.1 Definitions section of this Specific Plan.

Uses included within the use tables are either permitted, or allowed with subsequent review within the Black Rock Station Specific Plan. Uses not shown are prohibited. This is spelled-out within the use tables for each category, utilizing the following abbreviations:

A = Allowed by Right (subject to applicable building permits, etc.)

--- = Prohibited

AP = Administrative Permit

SUP = Special Use Permit (heard by Washoe County Board of Adjustment)

For uses not specifically defined, the provisions of the General Rural (GR) zoning district shall apply (as defined in the Washoe County Development Code) in terms of allowed densities, etc.

All uses are subject to standard Washoe County and State of Nevada licensing requirements. Industrial uses included in this Plan conform to Article 442 and to Table 110.302.05.4. These uses also conform to Article 340 in that noise, lighting, dust, and other potential disturbances have been reviewed under previous SUPs and have been found to be compatible with the surrounding area.

Table 1 – Residential Use Types

RESIDENTIAL USE TYPES	REQUIREMENT
Attached Accessory Dwelling	А
Detached Accessory Dwelling	А
Detached Accessory Structure	А
Single Family, Detached	А
Short-Term Housing	
Barracks	А
Temporary Housing	
Employee Campground	А
Cargo Container Living Units	А
Modular Units	A
Recreational Vehicles (RV's)	A



Table 2 – Civic Use Types

CIVIC USE TYPES	REQUIREMENT
Administrative Services	A
Art Installations	A
Community Center	А
Community Farm	А
Convention and Meeting Facility	А
Cultural and Library Services	A
Education	A
Major Services and Utilities	
Utility Services	AP
Major Public Facilities	SUP
Nature Center	А
Parks and Recreation	
Active Recreation	AP
Art Park	А
Passive Recreation	А
Public Service Yards	АР
Safety Services	AP

Table 3 – Commercial Use Types

COMMERCIAL USE TYPES	REQUIREMENT
Administrative Offices	А
Animal Sales and Services	
Commercial Kennels	AP
Commercial Stables	AP
Dog Training Services (per Article 330)	А
Veterinary Services, Agricultural	AP
Automotive and Equipment	
Automotive Repair	А
Equipment Repair	А
Storage of Operable Vehicles	А
Commercial Recreation	
Commercial Campground Facilities/RV Park	А
Conference Center	AP
Small Commercial Campground	А
Communication Facilities	

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Commercial Antennas	AP
Satellite Dish Antennas	АР
Wireless Communication Facilities	
Convention and Meeting Facilities	
Helicopter Services	
Heliport	SUP
Helistop	SUP
Lodging Services	
Bed and Breakfast Inns	SUP
Medical Services	А
Nursery Sales	
Wholesale	AP
Recycle Center	
Composting	AP
Storage Services	
Commercial Storage (Indoor)	А
Commercial Storage (Outdoor)	А
Transportation Services	А

Table 4 –Industrial Use Types

INDUSTRIAL USE TYPES	REQUIREMENT
Custom Manufacturing	А
Energy Production	
Renewable	AP
General Industrial	
Limited	А
Intermediate	AP
High Technology Industry	AP
Salvage Yards	AP
Wholesale Storage and Distribution	
Light	А
Heavy	А
Inoperable Vehicle Storage	A
Operable Vehicle Storage	А
Recreational Vehicle Storage	А
Public Service Yards	АР
Safety Services	AP

Table 5 – Agricultural Use Types

AGRICULTURAL USE TYPES	REQUIREMENT
Agricultural Processing	Α
Agricultural Sales	AP
Animal Production	Α
Animal Slaughtering, Agricultural	Α
Animal Slaughtering, Mobile	AP
Crop Production	Α
Game Farms	AP
Produce Sales	Α

2.5.1 Uses Not Defined

For any proposed uses that are not defined, refer to the Washoe County Development Code Use Table for the General Rural (GR) Zone.

3.0 Site Design Standards

3.1 Setbacks

Setback standards are included to ensure proper relationships with adjoining properties and overall safe pedestrian and vehicle circulation.

It is important to note that the setback standards contained within this Plan apply to new construction. Buildings in existence prior to the adoption of this Specific Plan shall be exempt. However, any new additions shall require review under these applicable standards.

Setbacks within Black Rock Station are designed to protect the rural character of the area and screen onsite operations from adjoining parcels and roadways. Therefore, perimeter setbacks are increased in order to allow area for appropriate buffering, fencing, and landscaping as the property is developed in the future.

Table 6 (below) provides the overall setback requirements for Black Rock Station. These setbacks exceed Washoe County Development Code Standards, including Article 442.

Table 6 - Required Setbacks

Yard	Black Rock Station
North	50' setback
South	100' setback
East	100'setback
West	50'setback

3.2 Building Heights

A thirty-five (35) foot building height is allowed within the Specific Plan to accommodate shop-type buildings which typically require a higher indoor ceiling height in order to meet OSHA and other applicable safety regulations. This height standard is the same as for the existing base zoning and therefore conforms to Table 110.406.05.1 of the Washoe County Development Code.

Building height restrictions do not apply to communication or utility structures. These facilities are regulated by the Washoe County Development Code and/or the Federal Communications Commission.

3.3 Parking

It is likely that parking for some uses on the subject parcel may not demand traditional pavement, lighting, and landscaping due to the rural character of the area. If there is a concern about satisfying the parking standard for anew/proposed use as required in Washoe County Development Code, Article 410, parking

and Loading, a request to reduce specific parking standards shall be made at the time of the building or permit request by means of a Director's Modification of Standards.

3.4 Building Site Coverage

The Specific Plan does not restrict overall building coverage. However, all other standards such as setbacks, parking, landscaping, etc. must be met.

3.5 Landscaping and Screening

The High Desert Area Plan recognizes that the environment of Hualapai Valley is one in which water is a precious commodity. Therefore, the landscaping standards adopted by this Specific Plan implement drought tolerant landscaping and xeriscape concepts in order to promote water conservation. Based on repeated input from Gerlach residents, it is also recognized that non-native plant species appear out of place when used in a large landscape and that suburban-style landscape designs do not reflect local aesthetic preferences. The standards include provisions for the use of native plants which blend with the area.

In circumstances where only a portion of the property is being developed (i.e. communication tower on an overall larger parcel), the landscape requirement area shall be defined based on the area disturbed by development, not the parcel as a whole. In effect, areas not designated for development will be left in a natural condition.

The following standards shall apply to Black Rock Station:

- 1. Non-native landscaping, with the exception of limited evergreen trees, shall be prohibited.
- 2. In areas where any industrial operations may be visible from adjoining properties or roadways, the Level I screening standard described in Section 3.6 shall apply. Trees shall be a minimum 1.5" caliper for deciduous. For evergreen trees, 50% shall be at least 6' in height and 50% shall be at least 8' in height. The use of berms or other earthen structures may also be incorporated.
- Climatic adaptive plants, as identified by the Washoe County Cooperative extension or Washoe Storey Conservation District, shall be required for all plantings within newly developed landscape areas.
- 4. No turf shall be allowed unless directly associated with the Caretaker residence or a developed housing area. Commercial campgrounds may include turf areas, not to exceed 5% of the total campground area.
- 5. Landscaping within the industrial and storage areas of Black Rock Station is not required. A minimum of 20% of the developed area shall be landscaped for the single family home area, campground areas, barracks areas, and destination resort areas. Perimeter landscaping is designed to buffer all external impacts.

3-2

- 6. Areas disturbed by development shall be reseeded with native seed or treated with a Health Department approved dust palliative to prevent blowing dust. Reseeding shall use a seed mix approved by the Washoe Storey Conservation District or University of Nevada Cooperative Extension and shall include temporary irrigation for a minimum of 2 years or until native plants have been established (compliance to be determined by the Department of Planning and Development).
- 7. Standards not addressed shall be subject to the provisions of Article 412 of the Washoe County Development Code.

3.6 Specific Buffering Requirements

The Specific Plan includes a variety of uses. Based on their unique visual impacts, uses have different screening requirements. These different levels of screening are defined below. Figure 12 (following page) identifies screening requirements by area. For areas where approved screening already exists no further screening is required.

- 1. Level I Maximum Screening: shall include an eight-foot tall chain link fence with slats that provide at least 95% visual screening, located on top of an earthen berm, not less than three feet in height and bordered by one tree for every twenty feet of screening, placed on the exterior of the fence. Trees may be clustered to provide a more natural appearance.
- 2. Level II Moderate Screening: shall consist of a six-foot tall chain link fence with slats that provide at least 50% visual screening and bordered by one tree for every twenty feet of screening, placed on the exterior of the fence. Trees may be clustered to provide a more natural appearance.
- 3. Level III Low Screening: shall consist of open fencing such as chain link or split rail and bordered by one tree for every thirty feet of screening, placed on the exterior of the fence. Trees may be clustered to provide a more natural appearance.
- 4. Level IV Minimal Screening: shall consist of one tree every 40 feet along the boundary of the use area. Trees may be clustered to provide a more natural appearance.

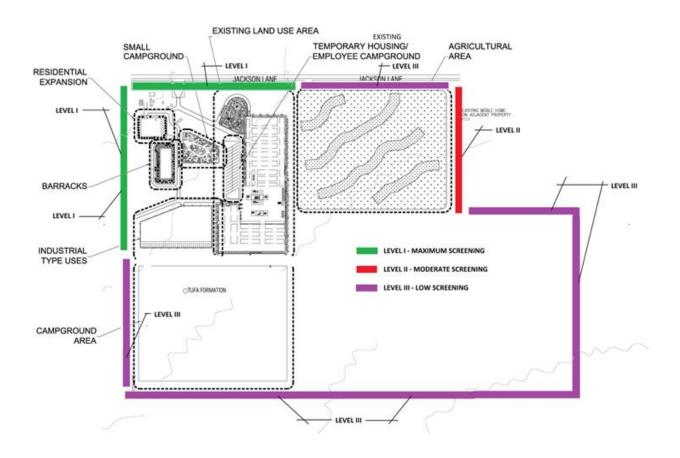


Figure 12 – Screening and Buffering

3.7 Fencing

Fencing shall be used, as necessary, to screen uses within Black Rock Station from surrounding properties or to provide separation between uses where desired. The following standards shall apply to Black Rock Station:

- 1. Fencing shall not exceed eight (8) feet in height without subsequent approval by the Planning and Development Division of Community Services Department.
- Acceptable fencing material for external Specific Plan Area boundaries include wood and slatted chain link. In areas where screening is achieved by structures (i.e. buildings or storage containers), fencing requirements may be waived as long as exterior boundary landscape screening standards are implemented.
- 3. Split rail fencing may be used at the entry area and along Jackson Lane for aesthetic appeal.

In areas that include a large number of storage containers at the perimeter of the developed area, fencing may be omitted as these containers provide effective screening of internal uses. However, landscaping, in accordance with the standards described herein must be provided. No stacking of cargo containers shall be allowed. Containers shall include earthtone colors and shall match if used as a screening mechanism. Additionally, all container doors shall be oriented inward to the site.

3.8 Architecture

There are no set architectural standards for Black Rock Station. However, the individual full-size plan sheets for the property sub-areas, included with this document, contain example architecture. Given the mix of allowed and existing uses, all architectural styles shall be allowed. Therefore, provisions of the Washoe County Development Code related to architecture shall be adopted by this Specific Plan. More specifically, the regulations applied to the General Rural zoning category shall apply unless otherwise altered by the standards included in this plan (i.e. building height, etc.).

All bare or galvanized metal buildings shall be coated to prevent a shiny appearance. Acceptable treatments include Natina™, factory powder coating, etc. Colors shall blend with the surrounding undisturbed terrain.

3.9 Lighting

Lighting can be used to accentuate building architecture, art displays, etc. as well as for security purposes. Buildings will incorporate traditional lighting in terms of security, etc. Lighting which results in spill-over or glare on to any non- owner/developer property or roadway shall be prohibited. All lighting shall be down shielded such that lighting is emitted downward only and shall be the minimum amount of lighting required in order to meet basic safety and functionality standards. A photometric plan shall be submitted and approved by the Planning and Development Division for all new lighting.

Art parks may incorporate the use of neon lighting as it relates to the art work being displayed. Flashing or animated illumination is prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 pm.

The Specific Plan requires lighting for safety and security purposes. Security lighting shall be allowed at the primary access to the Black Rock Station facility. Additionally, security lighting shall be allowed on buildings, as well as on posts within the various yard areas. This lighting shall be at the discretion of owner/developer. Light posts shall not exceed twelve (12) feet in height.

3.10 Minimum Lot Area

Lot areas within Black Rock Station shall be a minimum of 40 acres per the Rural Master Plan designation. Any future subdivision of the property, through Division of Land into Large Parcels (DLP), for example, shall conform to the standards outlined for the General Rural zoning category within the Washoe County Development Code. The intent of this is to ensure that no parcel less than 40 acres is created within the Black Rock Station Specific Plan. This exceeds the minimum lot size standard on Article 442.

3.11 Natural Hazards

The Washoe County Fire Hazard Map identifies this parcel as having a high risk for wildfires. The owner/developer is prepared to take this risk seriously. As such, an Emergency Services Plan has been developed and is included in Appendix 2.

The generally level topography of the area aids in the control and avoidance of wildfire danger. In order to maintain a low level of wildfire risk, owner/developer will avoid landscaping practices that raise wildfire exposure and will maintain proper fire vehicle access to the site at all times.

3.12 Traffic

Eighty (80) or more peak hour vehicle trips or 750 ADT require the submittal of a traffic impact report. When a project or cumulative projects reach these limits, a traffic impact report prepared by a licensed Nevada traffic engineer is required. Once a traffic impact report has been submitted and approved, other subsequent projects may require an update of the traffic impact report to be determined by the Director of the Washoe County Public Works Department.

3.13 Paving Standards

All parking and interior roadways shall be constructed of not less than 6 inches of road base material, acceptable to the County engineer, and compacted to 95% Maximum Dry Density (MDD). An approved dust palliative such as magnesium chloride shall be applied to all parking, loading, and maneuvering areas not less than two times every calendar year.

Where a hard, all-weather surface is needed/required, alternatives to blacktop/petroleum based asphalt, including Health Department approved dust palliatives (i.e. magnesium chloride), interlocking paving stones, stamped concrete, cellular block, or other proven systems (trade names include Eco-Grid, Grasscrete, etc.) may be used. All required handicap parking spaces shall be constructed to the requirement of Washoe County Development Code, Article 410, *Parking and Loading*.

3.14 Sewer

No sewer system is available within the Hualapai Valley. Therefore, the use of an engineered septic system(s) shall be allowed. All septic systems shall be designed to the standards of and approved by the Washoe County District Health Department and the Nevada Division of Environmental Protection.

3.15 Water

Projects may use individual or group wells, subject to the approval of the Washoe County Department of Water Resources and the Nevada State Engineer.

Any project requiring additional water rights shall have the rights dedicated before a building permit is issued.

3.16 Standards Not Addressed

Any development standards not specifically addressed in this Specific Plan shall be subject to the requirements set forth in the Washoe County Development Code and/or High Desert Area Plan. For the purposes of Black Rock Station, the General Rural zoning standards shall be applied.

3.17 Legal Description

A legal description for the property subject to this Specific Plan, APN 066-030-23, is included as Appendix 1. Any changes/additions shall require an updated comprehensive legal description prepared by a Nevada licensed land surveyor or professional title corporation to the satisfaction of the Planning and Development Division of Washoe County Community Services Department.

3.18 Compatibility

The Specific Plan is compatible with the Washoe County Master Plan, and with surrounding land uses, in that all uses proposed as part of the Plan are currently allowed uses under the existing Master Plan designation. Proposed densities and development patterns are consistent with the Master Plan. The Development Standards included with this document protect surrounding property from undue impacts and unpredictable development.

Additionally, the Truckee Meadows Regional Plan (TMRP) establishes maximum densities for rural character areas within Washoe County. The Hualapai Valley is located within the rural character area. As such, all densities proposed within this Specific Plan are in compliance with the TMRP.

It is important to note that temporary uses such as dormitories, bunkhouses, commercial campgrounds, etc. are exempt from the TMRP provisions. The TMRP specifically allows for these uses outside of the TMSA boundary when consistent with existing underlying zoning (policies 1.1.5 and 1.3.1). The policies related to density, etc. in the TMRP apply to permanent structures, subdivisions, etc. and therefore are not applicable to this request. The policies are oriented towards permanent populations and facilities. Any actual recorded subdivision of property shall be subject to review and approval of applicable entitlement requests by Washoe County. Underlying densities may not exceed that of the underlying base zoning district and shall be shown to comply with the TMRP policies.

3.19 Air Quality

The owner/developer is committed to environmental protection. The allowed uses proposed with this application include the potential to pursue alternative energy production, primarily wind and solar power facilities. These uses provide for the maintenance of air quality.

Dust control measures, including revegetation of disturbed areas, will occur with new construction or grading.

3.20 Land Grading, Erosion, and Flood Control

The Black Rock Station site is essentially flat and is not located within a designated flood hazard zone. All grading disturbance shall be either revegetated or treated with a Washoe County District Health Department approved dust palliative within 30 days of being disturbed to ensure that erosion and/or blowing dust from disturbed areas does not occur. All grading activities within Black Rock Station shall be in accordance with Washoe County Development Code standards.

3.21 Recreational Amenities

There are no public recreational amenities within Black Rock Station. Any connections to the overall regional trail network shall include public access.

3.22 Trails and Open Space Provision and Maintenance

All open space, common areas (including trails), and landscaping within the Black Rock Station Specific Plan shall be maintained by the owner/developer. All areas shall be maintained in a neat and orderly fashion and in compliance with any applicable conditions and/or standards as outlined in this handbook.

3.23 Wildlife Preservation

In general, Black Rock Station will not be developed to an intensity that would prohibit the movement of wildlife across most portions of the site. Any project that has the potential to inhibit wildlife movement will be reviewed by the proper wildlife agency prior to the issuance of a building permit. The owner/developer agrees to comply with State and Federal law regarding wildlife protection.

The site does not contain fisheries resources and is not adjacent to fisheries resources. No impacts will occur to fisheries due to the provisions of this Plan.

3.24 Historic, Cultural, and Archeological Resources

Investigations to this point have not identified any historic, cultural and archaeological resources on the site. The owner/developer agrees to protect any such resources.

3.25 Improvements

Infrastructure improvements necessitated by development of owner/developer project(s) shall be at the expense of the developer. As needed, over sizing of facilities will occur to accommodate future growth, as determined reasonable by the reviewing authority.

3.26 Phasing

Black Rock Station will be developed in multiple phases, as shown in Table 2.25.1.

Table 7 (following page) outlines a tentative phasing plan for Black Rock Station based on current estimates of as February 2014. The owner/developer and Washoe County recognize that some flexibility in the phasing plan is to be expected.

Table 7 - Phasing

Phasing Timeline (begins June 2014±)	Projected Uses
0 to 2 Years - Short-Term	Employee Campgrounds
	Single Family Dwellings
2 to 5 Years - Mid-Term	Large Commercial Campground
	Barracks (up to 3 buildings)
	Communication Facilities
	Renewable Energy Services
	Crop Production
	Agricultural Production/Sales
5 + Years - Long-Term	Destination Resort
	Cultural Center
	Administrative Offices

3.27 Subsequent Actions

This Specific Plan shall not prevent Washoe County, in subsequent actions applicable to the property, from adopting new ordinances, resolutions, or regulations that conflict with those in effect at the time of adoption of this Specific Plan, except that any subsequent action by Washoe County shall not prevent the development of the property and uses as set forth in this Specific Plan.

3.28 State and Federal Restrictions

In the event that State or Federal laws or regulations enacted after the adoption of the Specific Plan prevent or preclude compliance with one or more of the provisions of the Plan, such provisions shall be modified or suspended as necessary to comply with State and Federal law. Any such action shall be taken by the Washoe County Board of Commissioners at a legally noticed public hearing.

3.29 Amendments

It may be necessary to amend this Specific Plan from time to time. This includes the addition of new properties adjacent to Black Rock Station, clarification of specific standards or uses, and the incorporation of new environmentally sound technologies.

Amendment of this Plan shall be by means of an application for an "Amendment of Conditions" which must be heard and approved by the Board of County Commissioners.

3.30 Financing

Project financing shall be the responsibility of owner/developer. All necessary infrastructure to serve the site shall be constructed at the expense of owner/developer and dedicated to Washoe County as appropriate.

Any agreement between owner/developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be allowed if agreeable to all parties, which agreement shall not be unreasonably withheld.

The owner/developer is required to pay all applicable development impact fees as mandated by Washoe County and Nevada Revised Statutes.

3.31 Concurrency

Infrastructure upgrades are intended to occur in conjunction with land development. The owner/developer is therefore prepared to address Washoe County's requirements for infrastructure upgrades as part of the application and building process. Due to the inherently complicated timelines, and frequently unpredictable nature of land planning and construction, it should be recognized that flexibility in establishing completion dates for infrastructure upgrades is warranted and should be addressed on a case-by-case basis as property is developed.

Black Rock Station is the only property in the Hualapai Valley currently owned by owner/developer and included in this Plan. It is possible they may seek to add additional adjacent parcels to this Specific Plan at a later date by following the amendment of conditions process outlined in the Washoe County Development Code.

3.31.1 Water and Sewer Capacity

Property in the Hualapai Valley is not served by water and sewer connections. These infrastructure items will therefore be addressed by the developer, under applicable development and building code requirements.

3.31.2 Road Capacity

The existing road network serving Black Rock Station is likely to prove sufficient, given the limited development goals for this site. In fact, traffic numbers at the site may not increase under this Specific Plan and may decrease if temporary workers can be housed onsite rather than in the town of Gerlach.

This Plan recognizes that Burning Man activities have the potential to impact local roads. The property owners have provided mitigation measures in the past and will continue to do so under this Plan. This includes monitoring of both the State highway and Jackson Lane to identify any degradation of the road

surface and appropriate repair measures to be enacted. The owner shall continue to work with County Engineering staff to maintain proper road function.

3.31.3 Police and Fire Protection

Similar to the road network, police and fire calls to the site may not increase with this Plan. Activity at the site is not likely to be significantly greater than what already occurs at the site during the Burning Man festival.

To account for police and fire impacts from new development, the developer agrees to consult with police and fire service providers prior to obtaining a building permit or instituting a new land use, in order to assess the adequacy of existing services.

3.32 **Emergency Plan**

An emergency services agreement has been reviewed and accepted by Truckee Meadows Fire Protection District. A copy of this agreement is included here as Appendix 2. This agreement covers the ongoing, roughly continuous activities described within this Specific Plan. Emergency services relating to the annual Burning Man festival are covered under separate agreements with area service providers and are addressed in the next paragraph.

3.32.1 Emergency Services for the Annual Burning Man Festival

As a condition of BLM and special events permits related to the Burning Man festival, owner/developer is required to provide supplemental emergency services prior to, during, and following the festival. Each year, owner/developer directors and representatives meet with local emergency management officials including the Bureau of Land Management, Washoe County Sherriff's Office, Truckee Meadows Fire Protection District, REMSA, Nevada Highway Patrol, etc. The purpose of this meeting is to review data and recommendations by emergency service providers on necessary staffing and equipment levels. In turn, the owner/developer provides the necessary funding to ensure adequate levels of services are in place.

3.33 **Washoe County Reviewing Agencies**

The following departments and organizations have offered comments on this Specific Plan. Since this document is a planning tool, many departments are not in position to address specific requirements at the adoption of this plan. Instead, such specifics will be addressed with new construction and/or on a case by case basis. Any new construction or uses will include additional review by relevant departments.

All comments and conditions from reviewing agencies are included as an Appendix to this Handbook.

3.33.1 Engineering and Capital Projects Division

General Conditions

The Engineering Department identified conditions that will apply to all projects at the site. These conditions are generally construction management conditions that would apply to any project in the area. They apply to new construction and will be addressed with any building plan submittals.

Traffic Impacts

Due to the low population of the Hualapai Valley area, the existing road network has generally experienced low overall usage. Should this Specific Plan result in impacts to existing roads due to increased usage, appropriate mitigation measures shall be pursued.

Specifically, any new uses resulting from this Specific Plan that result in a cumulative total in excess of 80 peak hour trips on Jackson Lane shall require a traffic study performed by a licensed State of Nevada traffic engineer. If activity at the site commonly exceeds 80 peak hour trips, any new use shall require an update to the traffic study.

3.33.2 Regional Transportation Commission

No comments were offered for this Specific Plan. Additional review will occur with any new construction or uses.

3.33.3 Truckee Meadows Fire Protection District

Any new construction will be required to adhere to current fire regulations and the Emergency Management Plan included in the attached Appendix 2. These regulations will be addressed with any building plan submittals.

3.33.4 Washoe County Health District

Environmental Health

The Environmental Health Division identified conditions that will apply to projects at the site. These conditions are standard conditions that might be relevant to any project or new use in the area. These conditions will be addressed with any building plan submittals or new use at the site.

Vector Borne Diseases

The Vector Borne Diseases Division identified conditions that will apply to projects at the site. These conditions are standard conditions that might be relevant to any project or new use in the area. These conditions will be addressed with any building plan submittals or new use at the site.

3.33.5 Department of Water Resources

This Specific Plan recognizes that water is a valuable resource in the area. Any new land uses or activities that increase water demand shall be required to show that sufficient water is available on site. To accomplish this, any new use shall provide to the Washoe County Department of Water Resources an estimate of water demand for the new use. This estimate shall be based on accepted water demand calculations commonly in use on comparable projects. Additionally, proof of onsite water availability shall be provided.

Additionally, Black Rock City LLC is required to provide the Department of Water Resources with an annual log of monthly well meter readings to verify actual water demands and usage. If logs demonstrate insufficient water, uses shall cease until additional water rights can be dedicated and verified by the State Engineer and Department of Water Resources.

3.33.6 Easements, Covenants, Restrictions

Should it be required for the proper functioning of the site, utility easements will be defined and recorded as needed, as new development occurs. Likewise, any necessary roadway easements will be defined and recorded. However, as the property is under single ownership, it is not likely that easements will form a barrier to the orderly development of this Plan.

3.34 Drainage Plan

In general, the site presents no physical obstacles to compliant and predictable stormwater management. There is a moderate slope across the property, generally running from northwest to southeast. Given that the more intense development is clustered near the northwest corner, it is possible to direct drainage along the natural contours, to detention areas at the southeast. Additionally, this Specific Plan does not envision intense development on the site. There will always be ample open space and undeveloped area that will serve as stormwater detention area(s). Figure 13, on the following page, contains a drainage plan schematic for the site.

3-1



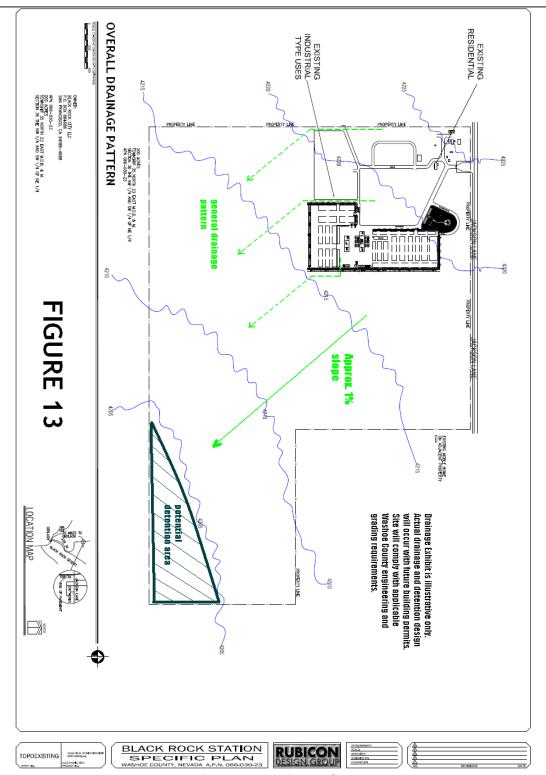


Figure 13 - Drainage Plan

3.35 Roadway Plan

In order to fully utilize the site, it will be necessary to develop a network or roads/drive aisles that serve each distinct area of the property, as well as recreational trails that allow for walking, bicycle riding, equestrian travel, and other recreational options. The beginning of this network is already in place with a main entrance near the northwest corner of the property and an obvious road serving the industrial area. This network will be extended to other areas of the property as facilities are developed. In general, all drive aisles will be the minimum necessary to provide safe and logical access to an area. Grading and paving are to be minimized in deference to the rural nature of the High Desert area.

Figure 14 on the following page shows this roadway network as well as multi-use trails. Red lines indicate existing roads. Green lines indicate a logical extension of the roadway network. Blue lines indicates trails. This diagram is intended as a schematic illustration only. The exact layout of roads will be determined with each new development. This network will be extended as needed in order to properly serve each area.

Placeholder for -

Figure 14 – Roadway Plan

3.36 Utility Plan

Per the requirements of WCC, this Specific Plan includes a utility schematic showing a logical layout for any required utility installations. Given that the site is effectively flat and a single parcel, there are few complications to achieving any necessary utility upgrades. As new development occurs on the site, the roadway network will be upgraded to accommodate the new construction. At this same time, any utility improvements will also be designed and installed. It is therefore possible to design the utilities to adhere to the road network, resulting in a logical and effective utility layout.

Figure 15 on the following page provides the utility backbone plan. Each upgrade, such as a new septic system, will be designed and installed in conjunction with a specific project. Septic needs for the entire site will not be installed as a single step. For example, if an employee barracks building is being designed, a septic system designed to serve only this barracks (and possibly future barracks, at the discretion of the property owner) will be designed and installed as well.

Placeholder for -

Figure 15 – Utility Plan

Specific Plan Findings

The Washoe County Development Code includes findings that must be made in order to approve a Specific Plan request. These findings are listed below and are addressed in **bold face** type.

<u>a. Consistency with Specific Plan Standards</u>. In what respect the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;

The purpose of a Specific Plan is to allow for flexibility in the design and implementation of land use project, while ensuring that both the County's needs are met and the landowner's needs are met. As stated in the application narrative, burning Man is a globally unique use. They need flexibility in order to meet the changing needs of their annual festival. At the same time, Burning Man recognizes the potential impact their activities have on the area and wish to implement this Plan in order to: provide predictable, managed use of their property; address impacts as they occur; and encourage public understanding of their long-range development goals.

<u>b. Departures from regulatory one requirements are in the public interest</u>. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including but not limited to density, bilk and use, and the reasons why these departures are or are not deemed to be in the public interest;

This Plan includes departures from zone and subdivision regulations, primarily in that it is significantly more restrictive in many cases. For example, subdivision standards commonly include building setbacks of 20 feet. In this Plan, setbacks from property lines are set at 50 and 100'. This is done to further the protection of surrounding property by keeping any buildings well separated from neighboring property. Additionally, the Plan sets a maximum allowance of two houses on the 200-acre site. This is a substantial reduction in density below what is currently allowed. The site could be developed now, under the existing regulatory zone, with 5 houses. This limit was voluntarily included by Burning Man because they have no desire to develop the parcel to its maximum density nor do they acquire property with the goal of selling off housing lots. The overall public interest that is being protected by this Plan is to provide the public with complete and binding detail on future development of the site, while also allowing Burning Man the ability to support their current and future activities in the area.

c. Residential/nonresidential ratio. The ratio of residential to nonresidential use in the planned development.

Per Article 442, this Plan is required to identify the overall ratio of residential to non-residential development. Of the 200 acres within the Plan, approximately 50 acres are designated for residential uses (two houses, barracks, campgrounds, resort area). The remaining 150 acres are non-residential, including open space, industrial storage, agriculture, etc. The project is therefore 25% residential and 75% non-residential, by acreage.

<u>d. Adequacy of common open space</u>. The purpose, location, and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.

The open space provided in the Plan far exceeds any open space requirement. This space is adequate to both protect the regional environment and to assure adjacent property owners that the scale of

development will be limited. This finding exemplifies the unique nature of burning Man land uses and plans. Even at full implementation of the Plan, the site will be primarily undeveloped, with limited structures and roadways. The majority of the site will remain low-intensity agricultural use. In no sense is this Plan a standard subdivision development. This Plan, as shown on every land use exhibit in the document, contains extremely limited building space relative to the land area.

<u>e. Maintenance of common open space</u>. The reliability of the proposals for the maintenance and conservation of the open space.

Included in the Plan is an assurance that the open space, and all of the property, will be maintained to the required standards. As the property has been under Burning Man's ownership for many years, they are familiar with the requirements for maintaining the property.

In a standard subdivision, there would be multiple owners with common open space. In this case, there is a single owner for the entire property, including the open space. This greatly simplifies open space maintenance as there is no possibility of dispute over who bears the costs and responsibility: it all accrues to the single property owner.

<u>f. Adequacy of public services, traffic and amenities</u>. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

The Plan has been extensively reviewed, over the course of several years, by every relevant public agency in the area, including Washoe County Engineering, Washoe County Planning, law enforcement and fire personnel, Washoe County Public Works, etc. The public has also had multiple opportunities to review and comment on the Plan. A traffic study was conducted as part of this review. This study identifies likely impacts to area roads and outlines mitigation and maintenance measures that can be implemented as development occurs. An emergency services study was completed. This study also identifies likely impacts and mitigation measures. In general, this Plan has received a far higher level of scrutiny, and been held to a higher standard of detail, review, and required mitigation, than any Specific Plan in prior Washoe County history. The public service provisions included in the Plan are therefore in excess of any other Specific Plan in the jurisdiction.

g. Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.


The Specific Plan will be beneficial to the neighborhood in that it will provide a stable, predictable development format for the property. Burning Man could continue to operate the site under a collection of Special Use Permits. While this system technically works, it requires occasional amendments and new SUPs. This process is both cumbersome for the County and tiresome for neighbors, who sometimes feel they don't know what is planned for the site. This Plan will overcome both of these problems, while also establishing a set of strict limits on what can be done at the site.

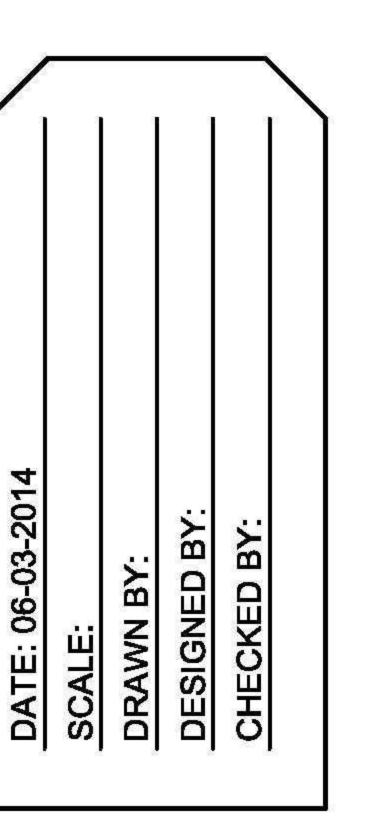
As noted in the Plan, there are specific design standards designed to promote compatibility with the neighborhood, including generous setbacks, building size limits, and overall intensity restrictions.

<u>h. Schedule sufficiency</u>. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the

development in the integrity of the plan.

The Plan will be implemented over several years, based on the phasing schedule outlined in the Plan and on Burning Man's needs. Public protection measures are linked to impacts. For example, the traffic study identifies improvements that will be needed at certain traffic generation levels. The Plan therefore recognizes the need to time the completion of public protections concurrent with development.







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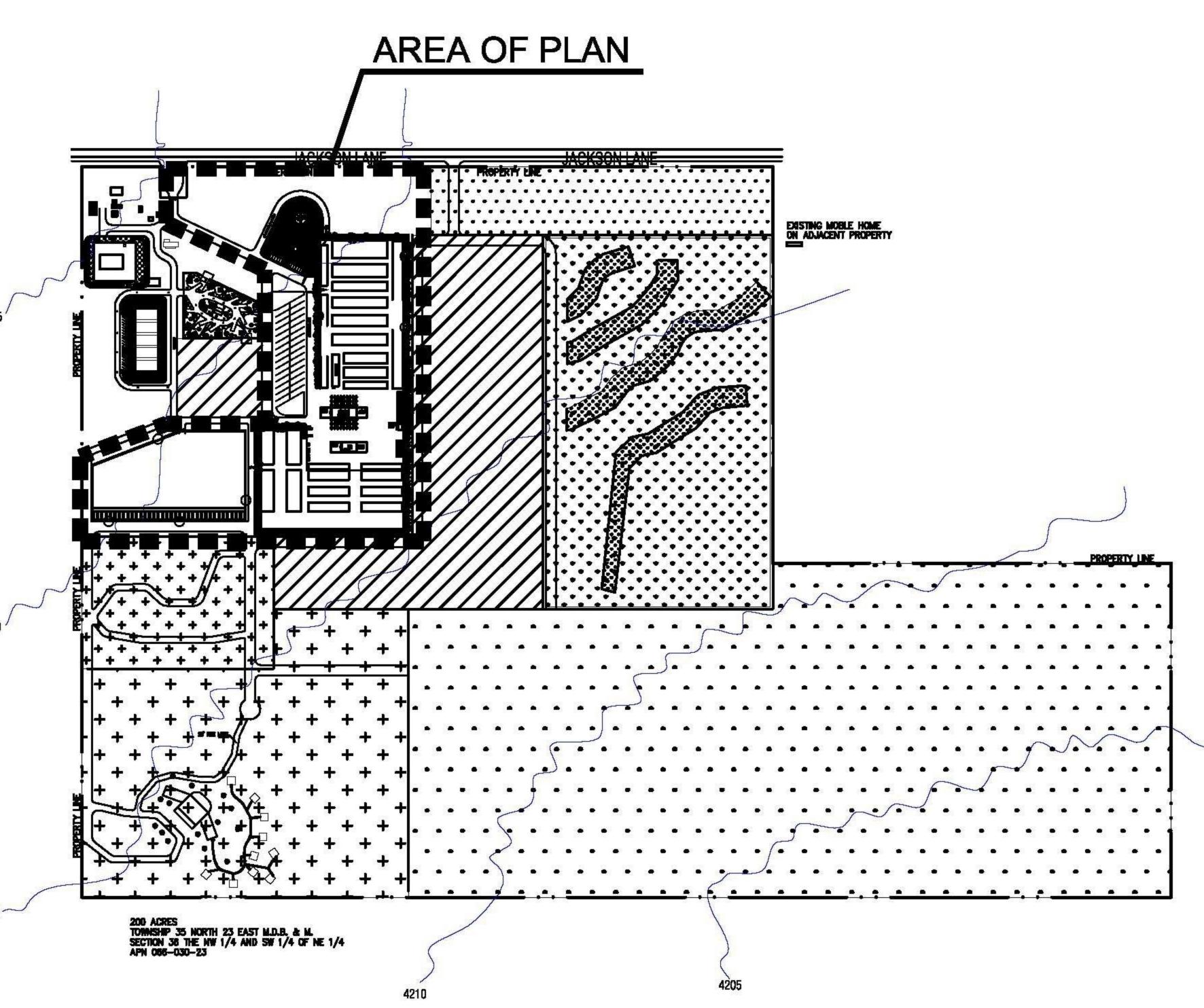
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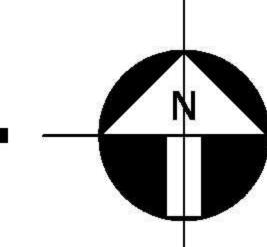
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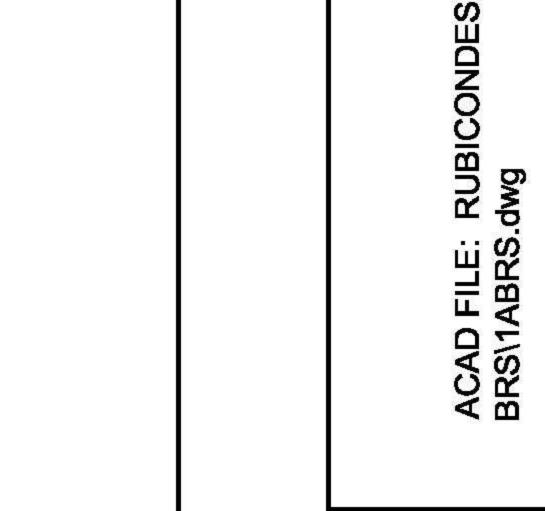
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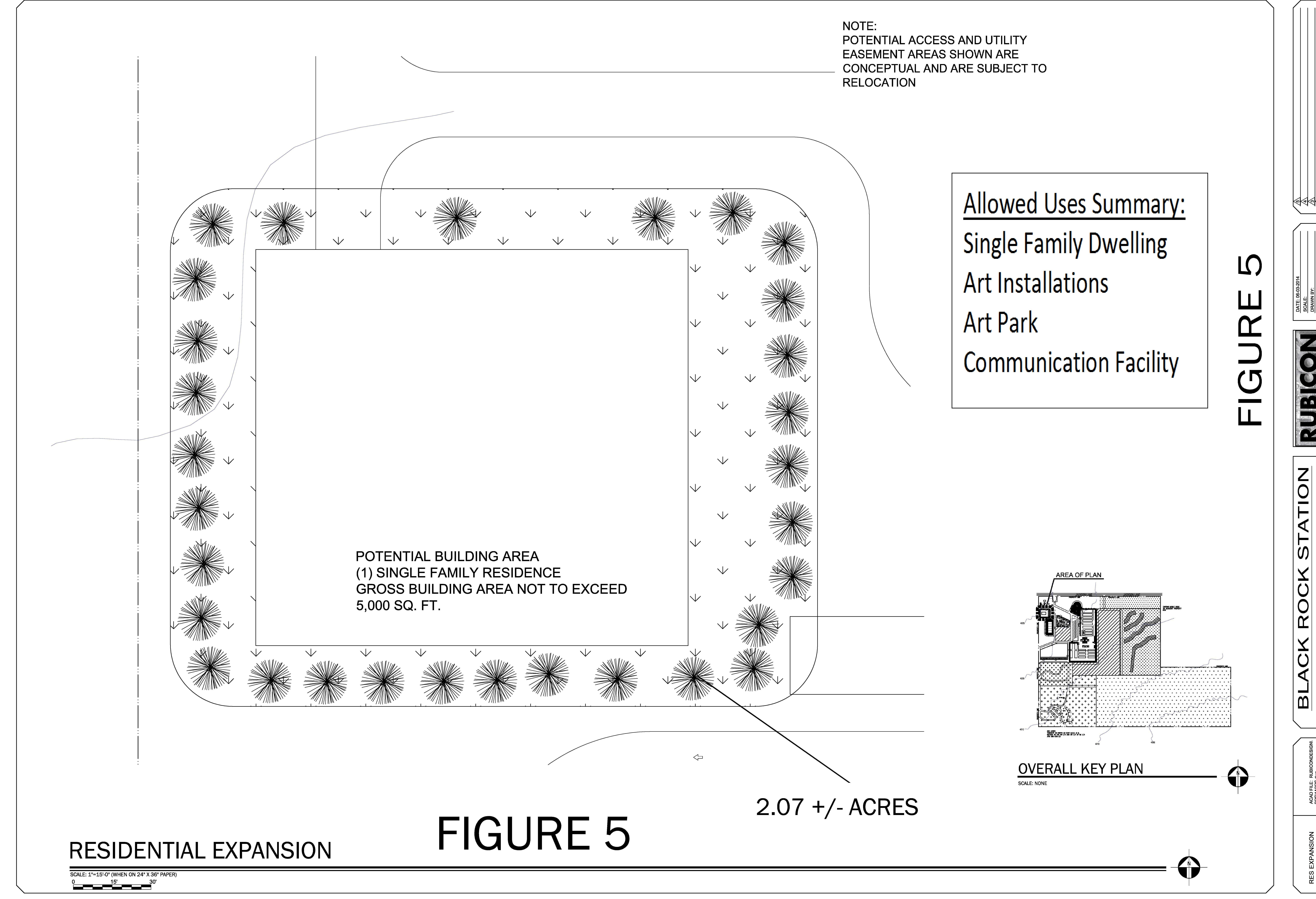
Allowed Uses Summary:


Cargo Container Living Units Modular Living Units, Employee Campground Inoperable Vehicle Storage Operable Vehicle Storage (indoor Communication Facility











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