

# BLACK ROCK RV PARK

## SPECIAL USE PERMIT

Prepared by:



SEPTEMBER 8, 2020

# **BLACK ROCK RV PARK**

## **Special Use Permit Application**

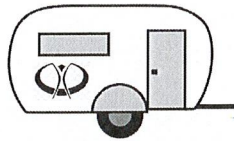
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**September 8, 2020**



## BLACK ROCK RV PARK

### Table of Contents

Introduction ..... 1  
 Project Location ..... 1  
 Existing Conditions ..... 2  
 Site History/Permitting Background ..... 6  
 Project Description/Request ..... 7  
 Article 316 ..... 10  
 Special Use Permit Findings ..... 15

#### List of Figures:

Figure 1 – Vicinity Map ..... 1  
 Figure 2 – Zoning ..... 2  
 Figure 3 – Aerial Site View ..... 3  
 Figure 4 – Existing Conditions ..... 4  
 Figure 5 – Existing Conditions ..... 5  
 Figure 6 – Preliminary Site Plan ..... 8

#### Appendices:

- Washoe County Development Application
- Owner Affidavit
- Special Use Permit Application
- Property Tax Verification

#### Attachments:

- Preliminary Site Plan

## Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a Commercial Campground (Recreational Vehicle Park) within the Tourist Commercial, Parks and Recreation, and General Rural zones.

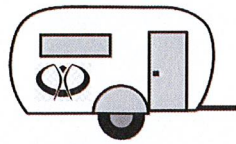
## Project Location

The project site (APN # 071-240-09) includes 4.86± acres located at 255 Main Street in Gerlach. Specifically, the subject property is located on the north side of Main Street (State Route 447) at the far western edge of Gerlach, east of the State Route 447/County Route 34 “split.” Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map





# BLACK ROCK RV PARK

## Existing Conditions

The project site is “split zoned” and includes a mix of Tourist Commercial (TC), Parks and Recreation (PR), and General Rural (GR) zoning. Per the Washoe County Assessor, approximately 15% of the site (0.73± acres) is zoned TC, 11% PR (0.53± acres), with the remaining 74% (3.6±) acres as GR. The TC and PR designations are located at the southern portion of the site with GR encompassing the north. Figure 2 (below) depicts the current site zoning.

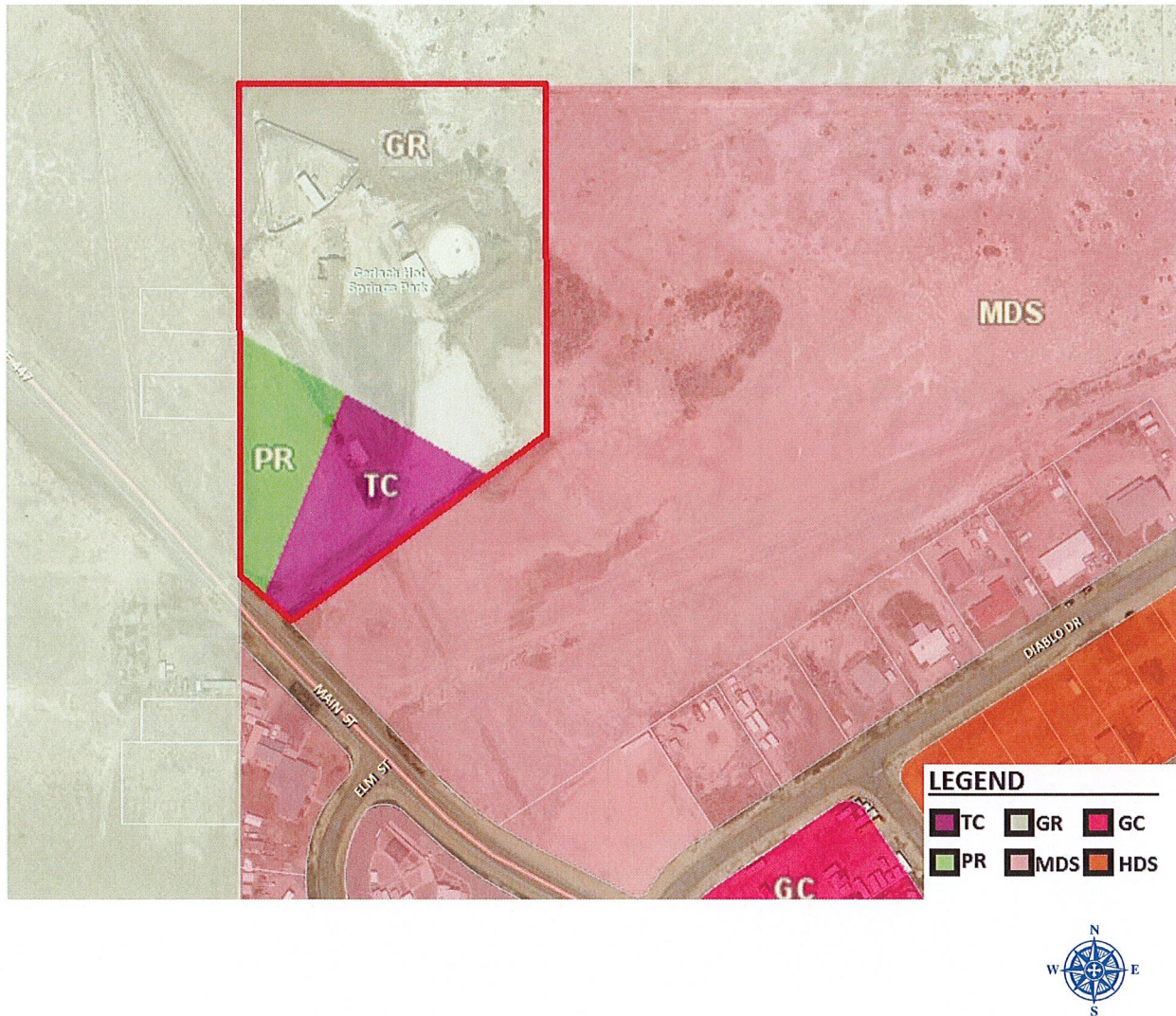
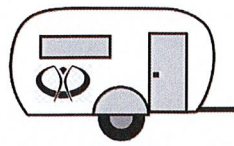


Figure 2 – Zoning



## BLACK ROCK RV PARK

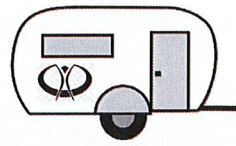
The site was originally developed as a public park facility and includes an existing pool and restroom/showers building. Additionally, a radio tower and associated equipment building are located at the northwest portion of the site. A manufactured home/office is located west of the pool/showers and south of the radio tower.

The northern and eastern portion of the property includes geothermal springs that result in marshy wetland areas. These areas are typically wet and were originally intended to feed the pool with warm spring water.

Figure 3 (below) provides an aerial view of the property and existing structures while Figures 4 and 5 (following pages) include photographs of the existing onsite conditions.



Figure 3 – Aerial Site View



# BLACK ROCK RV PARK

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VIEW OF SITE LOOKING NORTH FROM MAIN STREET



WEST SIDE OF SHOWERS/RESTROOM BUILDING

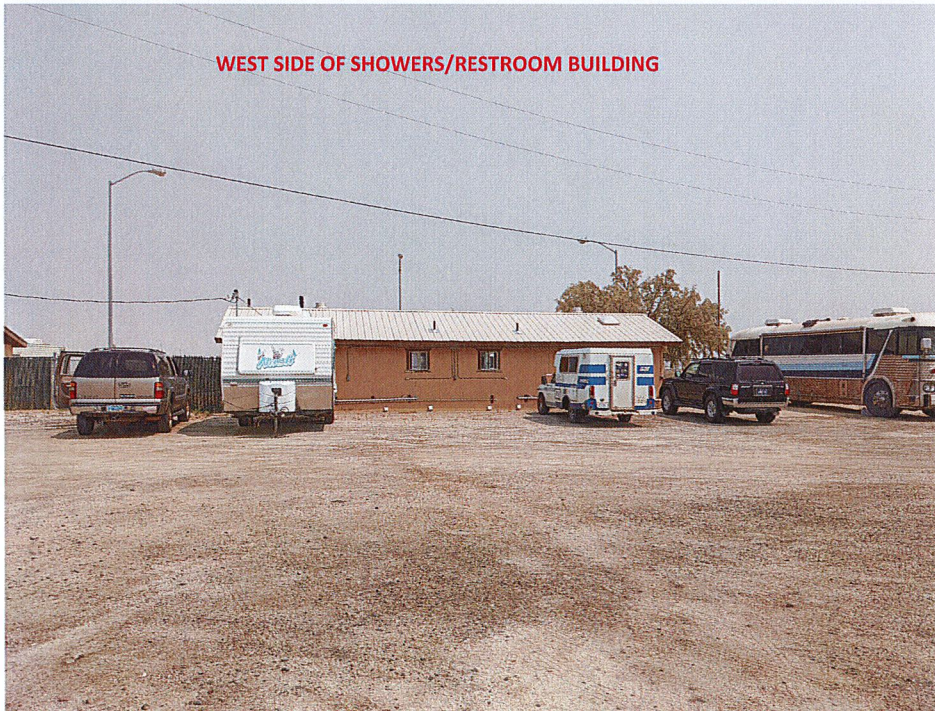
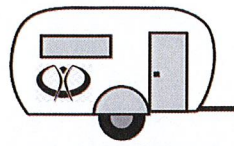


Figure 4 – Existing Conditions



# BLACK ROCK RV PARK

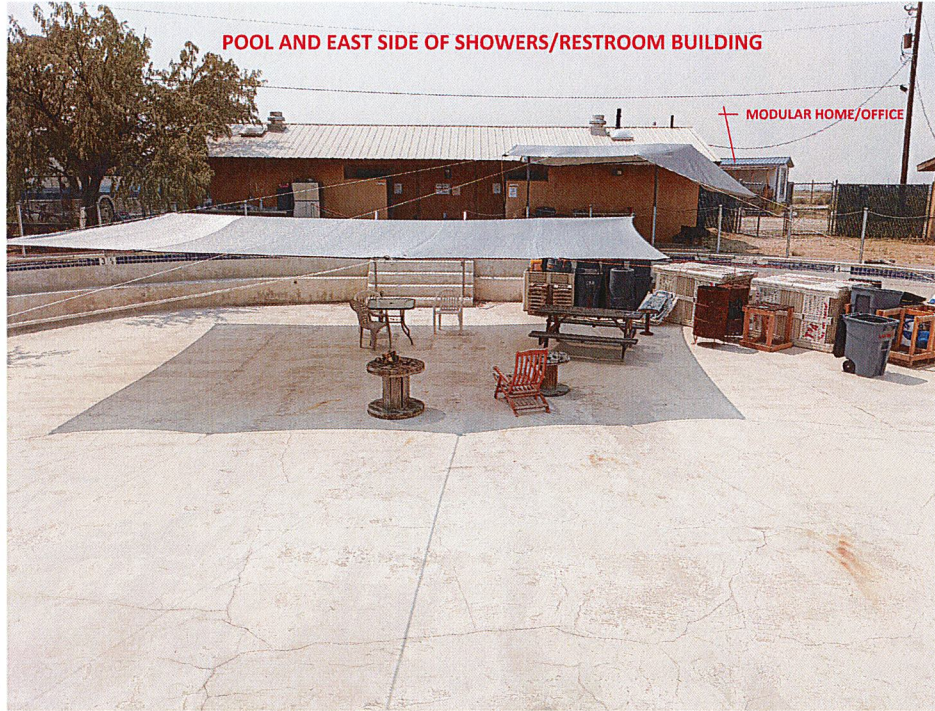
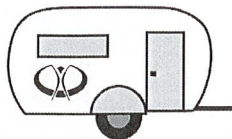


Figure 5 – Existing Conditions





## BLACK ROCK RV PARK

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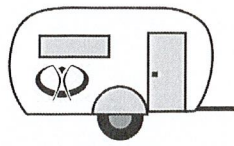
### Site History/Permitting Background

As noted previously, the Black Rock RV Park site was originally envisioned to be a public park facility. Based on past discussions with Washoe County staff, the original plan for the site called for the construction of a public pool that was to be fed by the nearby hot springs. Great Boiling Spring Park, as it was known, was to include not only the pool and shower/restroom facilities but a campground as well. Unfortunately, the water quality in the pool did not meet the health and safety requirements established by the Health Department and precluded the use of the facility by the general public.

The Gerlach General Improvement District (GID) owned the property until 2004 when it was acquired by Black Rock City, LLC, the parent company to the annual Burning Man Festival held annually on the playa to the north. Black Rock City, LLC completed various improvements to the site, including the processing and approval of a Special Use Permit (SUP) in 2008 to construct a 100-foot radio tower at the northwest corner of the site (case # SW08-004). This tower facilitates a commercial FM radio broadcast as well as private and emergency communications between Gerlach, the Burning Man event site, and the Black Rock Station work ranch facility located in the Hualapai Valley to the north. In conjunction with the SUP approval, a Directors Modification was granted to waive landscaping requirements for the site in favor of maintaining the natural desert environment.

The project site has also been used as a staging area during the weeks prior to and following the Burning Man event. This includes the temporary storage of modular buildings, trailers, and equipment used to create the infrastructure at Black Rock City. This temporary use is permitted through agreements with Washoe County and supports functions of Burning Man staff, as well as that of Washoe County, Bureau of Land Management, and more. Additionally, the restroom and shower facilities are utilized by work crews pre and post-event that are housed in various offsite locations.

With the creation of the Burning Man Project non-profit, the property was conveyed to Black Rock City Properties, LLC in 2014. There has been no additional improvements or permits requested at the project site other than general maintenance. This includes conversion of the swimming pool into a fire pit and gathering space. The circular shape of the pool, coupled with the concrete step around its circumference, allows for safe seating around the exterior with a fire pit and art exhibition area in the center.



## BLACK ROCK RV PARK

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### Project Description/Request

The SUP included with this application will allow for the establishment of a commercial campground use (RV Park) at the site. Essentially, the SUP would allow for the final phase of what was originally contemplated for the property. Per Table 110.302.05.1 of the Washoe County Development Code, a commercial campground is a permitted use within the TC, PR, and GC zones, subject to review and approval of a SUP by the Board of Adjustment.

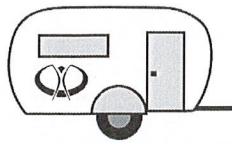
The proposed Black Rock RV Park is a logical use for the subject property, especially given the existing onsite improvements. The park is envisioned to include 36 camp spaces that will accommodate recreational vehicles up to 40 feet in length. A total of 20 (15 feet by 40 feet) large RV sites are proposed with 16 smaller sites (12 feet by 28 feet) that can accommodate smaller RV's, truck campers, etc. Additionally, all 36 spaces will be available for use by those in tents. Per Washoe County and Nevada Revised Statutes (NRS) regulations, the maximum length of stay within the RV Park is limited to 60 days.

A two-way access to the RV park will be from the existing property entrance along Main Street located at the southeast corner of the site. From there, a one-way internal "loop" road will provide access through the park. This road will include an all-weather surface and includes turning radiuses that will accommodate large motorhomes and vehicles pulling trailers. It also allows for the circulation of large emergency vehicles throughout the site (i.e. fire trucks and equipment).

Camp sites will be located around the loop road and are angled to allow easy back-in maneuverability within the site. Additionally, a handful of pull-through spaces will be provided to allow for larger RV's to easily enter and exit the park. The sites within the loop roads will share an internal common area that may include amenities such as barbeques, picnic tables, art installations, etc.

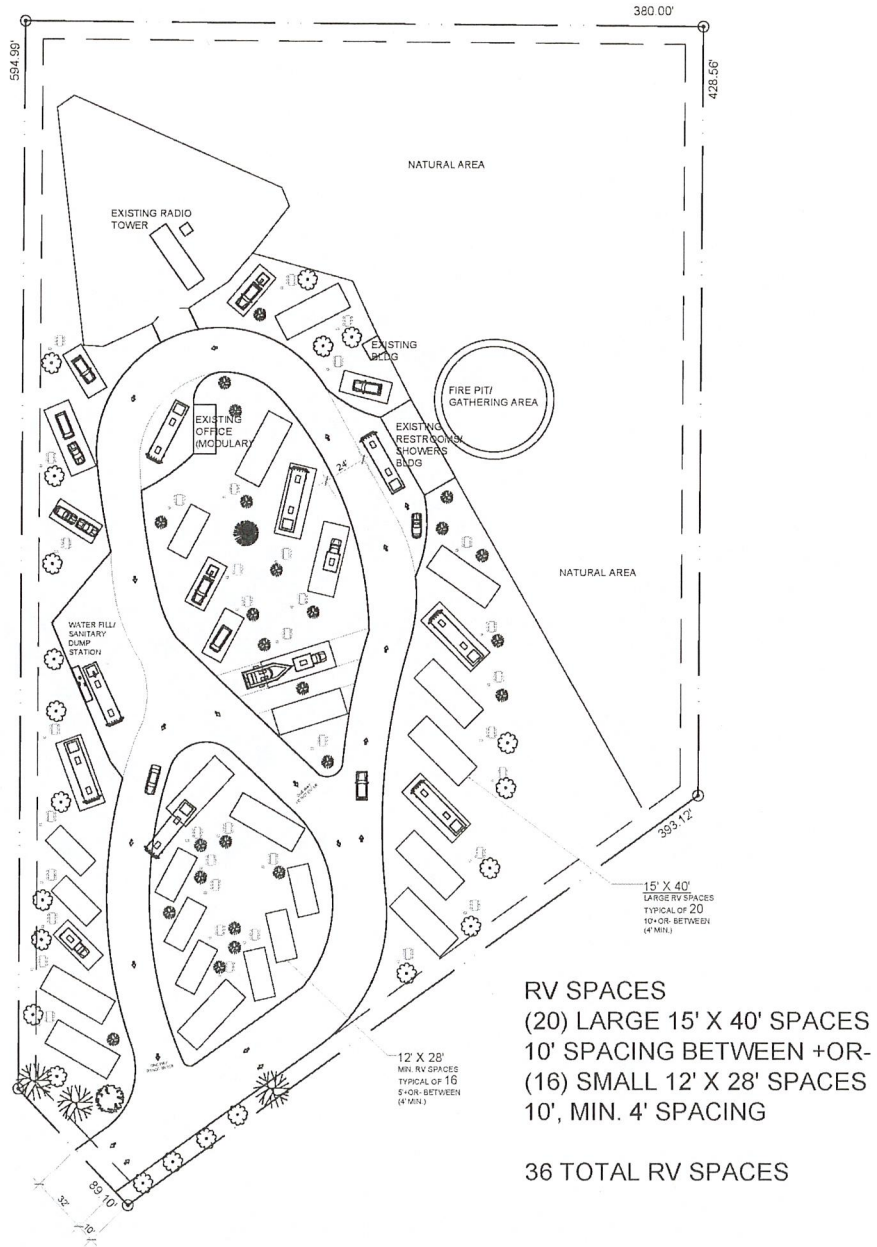
The existing restrooms and showers will remain and will provide sanitary facilities for RV's that are not fully self-contained. As noted previously, the existing pool has already been converted to a large gathering space that includes a fire pit. This will remain and serve as a communal amenity where guests may congregate to enjoy the fire, provide for group gatherings, camp programs, etc. The modular home currently located onsite will also remain and serve as the campground office and manager's residence. This also ensures 24-hour onsite staff to address the needs of guests and ensure enforcement of park rules and regulations. The existing radio tower, equipment building, and fenced enclosure will remain unchanged. Employee parking, as needed, will be provided within the fenced enclosure. Guest spaces are large enough to accommodate an RV along with a tow vehicle, as needed.

Based on past review of projects located at the site, as well as within Gerlach, residents of the town have voiced opinions related to the application of suburban development standards within the High Desert Area Plan. Historically, Washoe County staff has supported a reduction in landscaping and paving standards to reflect this. The Black Rock RV Park aims to balance the overall park appearance with the rural character of the area. Thus, rather than create formal plantings, trees will be placed sporadically and in clusters at the project entry as well as within the campground itself at a rate of 1 tree per space. This will allow for the creation of shade within the park without altering the underlying desert character of the surrounding area.



# BLACK ROCK RV PARK

Figure 6 (below) depicts the preliminary site plan for the Black Rock RV Park.

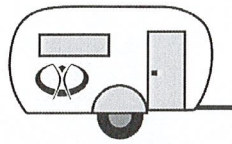


SITE PLAN - BLACK ROCK RV PARK - A.P.N. 071-240-09

SCALE: 1"=40' (WHEN ON 24" X 36" PAPER)  
0 40' 80'



Figure 6 – Preliminary Site Plan



## BLACK ROCK RV PARK

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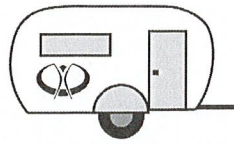
The Black Rock RV Park site is currently served by the Gerlach General Improvement District (GID) and includes municipal water and sanitary sewer service. A phased approach is planned for the ultimate development of the campground. Initially, the sites will provide for “dry” camping without full hook-ups. Guests will have access to the existing restrooms and showers for sanitary facilities. As the business establishes itself, improvements to the spaces will occur. Ultimately, each site will include full RV hook-ups including power, water, and sewer. A sanitary dump station and water fill station is provided internal to the site and will be available for the use of all guests. The dump/fill station will be constructed with the first phase of development.

The site location is ideal for a campground use given its proximity to the vast recreational opportunities located in the Black Rock Desert region. Additionally, the area attracts a significant number of hunters to the area year-round. Currently, there are no developed camping facilities in Gerlach or nearby. Therefore, the Black Rock RV Park can serve to fill a missing void, appealing to hunters, recreational enthusiasts, or travelers passing through on their way to points beyond. Not only does this fill a need for a formal campground, it will also have positive fiscal benefits on Gerlach businesses as RV Park guests will likely patronize existing restaurants, bars, etc. Washoe County will benefit from lodging tax collected from guests staying at the park.

An RV Park is a low impact land use. The park will include onsite management to ensure that nighttime quiet hours are enforced, and that site security is maintained. Also, the site is well located for the type of use proposed; the property is isolated from existing development and bordered to the north and east by undevelopable wetland areas. There is an existing home to the southeast, at the northwest corner of Main Street and Elm Street. This property is 80-feet away (as measured from the nearest property line) and is separated from the site by State Route 447 (Main Street). The nearest developed campsite will be over 250-feet from the existing residence. Enforcement of quiet hours and limited lighting improvements will ensure that no negative impacts will occur to existing residences. In accordance with Article 316 standards, a 6-foot solid fence will be located at the southern boundary, adjacent to Main Street. This will provide for further screening.

Lighting improvements will be minimal and provided for safety and security purposes only. Lighting detracts from the overall ambiance within the campground. Existing lighting on the restrooms/showers building will remain as well as lighting around the pool/fire pit area in order to ensure the safety of guests. Any additional lighting will be limited to 4-feet in height to ensure that views of the evening skies are maintained and that light spill-over from the property does not occur.

Signage will be minimal and limited to a small monument sign at the project entrance. All new signage must conform to Washoe County Development Code standards. Although the current TC zoning would allow for animated signage, none is proposed. A monument sign, up to 8-feet in height is envisioned and will include indirect lighting to identify the park to travelers along State Route 447. Directional/wayfinding signs and campsite identification markers will be provided internal to the site and will not include illumination.



## BLACK ROCK RV PARK

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As noted previously, formal landscape plantings are not proposed and would be inconsistent with the surrounding environment. However, to provide shade, trees will be planted throughout the campground at a rate of one per space. Unlike other commercial uses, Section 110.412.10(c) of the Washoe County Development Code specifically exempts commercial recreation uses (of which a commercial campground is classified per Table 110.302.5.3) from the landscaping provisions of Article 412 of the Development Code. Thus, a formal landscape plan is not required and there is no need to request a Variance or Director's Modification to reduce required onsite landscaping for the Black Rock RV Park.

The site has been previously mass-graded. Grading was completed with the original site development that included the restrooms/showers and pool facilities. Additionally, permitted grading improvements, including filling of portions of the site have occurred over the past 10 to 15 years with valid permits and site improvements (i.e. radio tower, etc.) Washoe County Planning staff were consulted prior to the submission of this SUP request and it was determined that a preliminary grading plan was not required given the fact that no new development or grading improvements are proposed as part of the project plan. Other than minor improvements such as smoothing -out interior roadways and leveling camp spaces, no new grading is proposed.

RV parks generate low traffic volumes compared to other commercial uses. The Institute of Transportation Engineers (ITE) Trip Generation Manual includes trip generation data for Campground/RV Park land use (ITE land use code 416). Utilizing this data yields 17 am peak hour trips and 35 pm peak hour trips based on 36 spaces. The expected trip generation will have no noticeable impact to area roadways and is approximately 57% below the trigger for a traffic impact analysis per Washoe County Development Code standards.

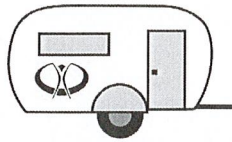
### Article 316

Article 316 of the Washoe County Development Code establishes design criteria and requirements for RV parks, as specified in Sections 110.316.20, 110.316.25, 110.316.30, and 110.316.40. The standards included in Section 110.316.20 can be modified as part of the SUP review process. As noted previously, a phased development approach to the property is planned, including the initial use of "dry" camping sites. Also, the remote location and rural atmosphere of Gerlach is not consistent with many of the urban/suburban standards included in Article 316. Therefore, each of the standards included in Article 316 are listed below and addressed in **bold face** type. Deviations from County standards are identified therein.

Section 110.316.20 Development Standards. Recreational vehicle parks shall comply with the provisions of this section.

- (a) Setbacks. Recreational vehicle sites and off-street parking spaces shall comply with the principal building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which the recreational vehicle park is located.

**All new structures and camp sites within the Black Rock RV Park comply with setback standards for the TC, PR, and GR zones, as depicted on the preliminary site plan.**



## BLACK ROCK RV PARK

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- (b) Parking Standards. Recreational vehicle parks shall be subject to the parking standards as set forth in Article 410, Parking and Loading.

**All sites include ample parking for an RV and tow/accessory vehicle. Park management will regulate space occupancy based on vehicle size, etc. Employee parking can be provided within the radio tower enclosure area. This ensures that all parking standards included in Article 410 are satisfied.**

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

**As noted previously, the intent of lighting within the park is to maintain the dark skies of the High Desert Area Plan. In fact, this is encouraged within the policies of the Area Plan. Thus, lighting will be provided at a minimum as previously described.**

- (d) Covering of Exposed Ground Surfaces. Exposed ground surfaces in all parts of the recreation vehicle park, other than parking and streets, shall be paved or covered with stone screening or other materials, or protected with a vegetative Washoe County Development Code July 22, 2008 RECREATIONAL VEHICLE PARKS Page 316-2 growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.

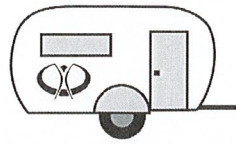
**Internal roadways and campsites will include an all-weather surface. Landscaping and native vegetation will ensure that erosion does not occur and will prevent blowing dust, etc.**

- (e) Paving. All recreational vehicle spaces, parking spaces and roads shall be paved.

**An all-weather surface suitable to the Planning and Fire Department is planned for roadways and camp sites within the park and provides for consistency with other commercial uses in Gerlach. The Black Rock RV Park is not an urban RV park but essentially a “hybrid” between a commercial campground and an RV park. Thus, the paving method proposed is most appropriate given the rural character of the area.**

- (f) Landscaping. All recreational vehicle parks shall be landscaped in accordance to the provisions of Article 412, Landscaping.

**As noted previously, Section 110.412.10(c) of the Washoe County Development Code specifically exempts commercial recreation uses (of which a commercial campground is classified per Table 110.302.5.3) from the landscaping provisions of Article 412 of the Development Code. However, landscaping will be added at the project entry to add visual appeal and project identity as well as within the site to create shaded areas for guests.**



## BLACK ROCK RV PARK

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

- (a) Hookup Facilities. All recreational vehicle sites shall be provided with full power and sewage hookup facilities.

**As previously described, it is planned to phase hook-up improvements within the campground. It is requested that spaces initially include dry camping with full hook-ups being added over time as the business establishes itself. In order to ensure appropriate sanitary facilities, all guests will have access to the existing restrooms and showers. Additionally, a sanitary dump station and water filling station will be included in the first phase of development.**

- (b) Sewage Facilities. All recreational vehicle parks shall be serviced by a sewage disposal system that includes a sewage disposal plant. The use of septic tanks shall not be permitted.

**Sewer connections to Gerlach GID facilities will be provided.**

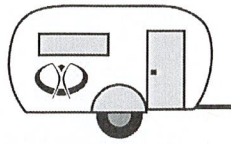
- (c) Recreational Space. All recreational vehicle parks with more than ten (10) recreational vehicle sites shall provide recreational areas which comply with this subsection.

(1) All recreation vehicle parks with more than ten (10) sites shall provide at least one (1) substantial area of group usable open space that is accessible from all areas of the park. The recreational area shall include outdoor recreational facilities for both passive and active recreation.

(2) The cumulative size of the recreational areas shall not be less than two and one-half (2.5) percent of the gross recreational vehicle site. Required setbacks, greenbelts and walkways shall not be counted towards the required area.

(3) Recreational areas shall be landscaped in accordance with plans approved as part of the special use permit.

**The pool/fire pit area serves to satisfy requirement # 1. Additionally, the internal open space to include facilities such as barbeques, picnic tables, art installations, etc. ensures that requirement # 2 is fulfilled. Lastly, the SUP can be conditioned based on the submitted plan, satisfying requirement # 3.**



## BLACK ROCK RV PARK

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- (d) Sanitary Station. All recreational vehicle parks shall provide at least one (1) sanitary station for the discharge of vehicle retention tanks. All sanitary stations shall comply with any applicable statutes and ordinances and any rules and regulations of the Washoe County District Health Department.

**A sanitary dump station, accessible to all guests, is depicted on the preliminary site plan (refer to Figure 6 and attached plan) and will be included in the initial phase of development.**

- (e) Restroom and Bath Facilities. All recreational vehicle parks shall provide restroom and bath facilities which conform to regulations of the Washoe County District Health Department.

**Restroom and shower facilities fulfilling this requirement are already in place and will be available for guest use.**

- (f) Water Supply. All recreational vehicle parks shall provide an accessible, adequate, safe and potable water supply for domestic purposes within one hundred (100) feet from each recreational vehicle space. The water supply shall conform to any applicable statutes and ordinances, rules and regulations of the Washoe County District Health Department.

**A water fill station is planned to be incorporated within Black Rock RV Park. Ultimately, all sites will include water hook-ups.**

Section 110.316.30 Recreational Vehicle Spaces. All recreational vehicle parks shall provide vehicle spaces that comply with the provisions of this section.

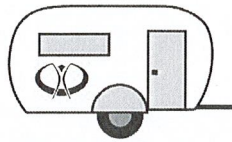
- (a) Pull-Through Spaces. Pull-through spaces shall be provided to the greatest practical extent possible, but in no case less than twenty (20) percent of all spaces provided for recreational vehicles. Pull-through spaces allow forward entry into and out of the space.

**The site shape and natural constraints (wetlands on north and east) limit the potential for pull-through spaces. However, 3 dedicated pull-through spaces are provided with an additional 3 spaces that can serve as pull-through sites with advance coordination by park management, meeting this requirement. All sites are designed to allow for easy back-in maneuverability by large vehicles including motorhomes, trailers, etc.**

- (b) Automobile Accommodation and Storage. All recreational vehicle sites shall be designed to include a multi-purpose storage space to accommodate at least one (1) automobile in addition to the recreational vehicle.

**All sites within the park will allow for ample accessory vehicle storage. Occupancy of sites will be managed by park staff based on RV size and type to ensure this standard is met.**





## BLACK ROCK RV PARK

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- (c) Minimum Net Area. The minimum net area per recreational vehicle space is six hundred ninety (690) square feet.

**Developed spaces (i.e. parking pads) range in size from 336 to 600+ square feet which does not include common areas in between sites. When factoring in planned space between sites, this standard is met. Overall, there is approximately 4,410± square feet of common area within the park for each proposed camp site.**

- (d) Minimum Width. The minimum net recreational vehicle space width is twenty-three (23) feet.

**Large camp sites will include a 15-foot wide developed pad and a minimum 10-foot separation between sites while smaller sites include 12-foot width with 10-foot separations. When considering the spacing between pads, this requirement is fulfilled.**

Section 110.316.35 Circulation. Roads servicing recreational vehicle parks shall comply with the provisions of this section.

- (a) Entrance Roads. Roads which service entrances to recreational vehicle parks shall provide two-way access.

**The park entry includes a two-way access road, as depicted on the preliminary site plan.**

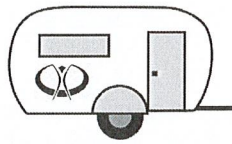
- (b) Internal Roads. Internal roads within a recreational vehicle park shall comply with the provisions in this subsection.

(1) All recreational vehicle parks shall be serviced by at least one (1) interior road of continuous two-way circulation.

(2) The use of non-through interior roads shall be minimized. Such roads shall not exceed six hundred (600) feet in length and shall end in cul-de-sacs providing adequate radius for the turnaround of recreational vehicles.

(3) Each recreational vehicle site shall have frontage on the interior road servicing it.

**The internal park roads are of sufficient width to accommodate two-way traffic. However, it is intended to maintain one-way circulation in order to allow for maximum efficiency in terms of backing, cornering, etc., for large vehicles. This is primarily provided for the convenience and safety of guests. However, two-way accessibility for emergency vehicles, etc. can be accommodated. The project fully complies with provisions 2 and 43.**



## BLACK ROCK RV PARK

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- (c) Road Widths. Road widths for interior roads shall be as follows: (1) Twenty-four (24) feet in clear width where two-way traffic is required for ingress and egress; and (2) Twelve (12) feet in clear width for one-way traffic provided the one-way road originates from and terminates in a two-way road.

**Road widths meet and/or exceed Washoe County standards.**

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

**As noted previously, paving of interior roadways is inconsistent with the character of the area and surrounding commercial properties. It is proposed to utilize an all-weather surface acceptable to the Planning, Engineering, and Fire Departments, reviewed as part of this SUP request.**

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

**A 6-foot solid fence will be located along the Main Street frontage and will include landscape improvements, as depicted on the preliminary site plan.**

### Special Use Permit Findings

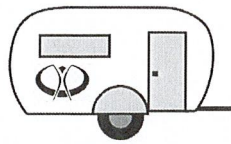
In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face** type.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

**The Commercial Campground/RV Park use is permitted with a SUP in the TC, PR, and GC zones which encumber the property. The plan advances goals and policies of the Area Plan in terms of economic development for the area as well as consistency with surrounding uses. It is also important to consider that the parcel was originally planned to include a campground/public park use and that such a development has been long envisioned within the community.**

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

**All necessary infrastructure and services needed to serve the facility are in place and can be expanded (at the expense of the applicant) to serve the RV Park use. The property is currently served by the Gerlach GID including municipal water and sewer service.**



## BLACK ROCK RV PARK

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3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

**The subject property is flat and well suited for the type and intensity of development proposed. No new grading (other than to improve internal drive aisles and level RV sites) is proposed. All existing wetland areas outside of the developed portions of the site will remain undisturbed.**

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

**No negative impacts are anticipated with the granting of this SUP request. The proposed RV Park is a low intensity use and one that has been envisioned for the property for 20+ years. An onsite manager will ensure that park rules are adhered to and quiet hours enforced. Campsites are set a minimum of 250-feet from the nearest residence which ensures no privacy impacts will occur. Traffic generated by the project is minimal and will not result in noticeable impact to area roadways. Lastly, the project is consistent with the underlying Master Plan and zoning designations as well as provisions of the Washoe County Development Code.**

# APPENDICES

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Black Rock RV Park</b>			
Project Description: A SUP to establish a Commercial Campground (RV Park) within the TC, PR and GR zones. Refer to attached report for additional details.			
Project Address: 255 Main Street, Gerlach			
Project Area (acres or square feet): 4.86 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The property is located on the north side of Main Street (SR 447) west of Elm Street, east of the SR 447/WC 34 intersection			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-240-09	4.86 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SW08-004			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Black Rock City Properties, LLC		Name: Christy Corporation, Ltd.	
Address: 660 Alabama St.		Address: 1000 Kiley Pkwy.	
San Francisco, CA	Zip: 94110	Sparks, NV	Zip: 89436
Phone: 908-763-6576	Fax:	Phone: 775-502-8552	Fax:
Email: lisa.nash@burningman.org		Email: mike@christynv.com	
Cell: Same as Above	Other:	Cell: 775-250-3455	Other:
Contact Person: Lisa Nash		Contact Person: Mike Railey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: BURNING MAN PROJECT  
Black Rock Properties, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
 )  
COUNTY OF WASHOE )

I, William R. Peterson NV Representative of The Burning Man Project  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 071-240-09

This instrument was acknowledged before me on September 8, 2020 by William R. Peterson as Board Member of the Burning Man Project

Printed Name William R. Peterson

Signed [Signature]

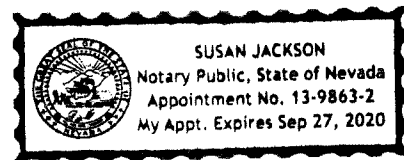
Address 255 MAIN ST  
GERMANTOWN, NV 89412

Representative Capacity  
Subscribed and sworn to before me this 8 day of September

(Notary Stamp)

[Signature]  
Notary Public in and for said county and state

My commission expires: 9/27/2020



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The SUP includes a request to establish a commercial campground (RV Park) that includes 36 spaces and associated amenities. Refer to attached report for a detailed description.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Refer to attached preliminary site plan.

3. What is the intended phasing schedule for the construction and completion of the project?

The project will be completed in a single phase and is anticipated to be complete within 18 to 24 months.

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

The project is well suited and located for the proposed use and was originally planned for a public park. Refer to attached report for a detailed analysis.

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

The project will provide for economic development for the Town of Gerlach and will generate lodging tax revenue for Washoe County. All potential impacts will be properly mitigated as outlined in the attached report.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The project location, surrounding uses, and proposed intensity ensure that all impacts are properly mitigated. Refer to attached report for specifics.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Refer to attached report and preliminary site plan.



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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	Gerlach GID
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Granite Propane
e. Solid Waste Disposal Service	Gerlach GID
f. Cable Television Service	Various Providers
g. Water Service	Gerlach GID

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

The project is already connected to Gerlach GID facilities and will pay any additional costs to expand service.
---

10. Community Services (provided and nearest facility):

a. Fire Station	Gerlach VFD
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Gerlach
d. Middle School	Gerlach
e. High School	Gerlach
f. Parks	Water Tower Park
g. Library	Washoe County - Spanish Springs
h. Citifare Bus Stop	N/A

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
07124009	Active	9/7/2020 1:41:37 AM

**Current Owner:**  
 BLACK ROCK CITY PROPERTIES LLC  
 ATTN RAYMOND ALLEN ESQ  
 660 ALABAMA ST FL 4  
 SAN FRANCISCO, CA 94110

**SITUS:**  
 255 MAIN ST  
 WCTY NV

**Taxing District**  
 9601

**Geo CD:**

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

**Tax Bill (Click on desired tax year for due dates and further details)**

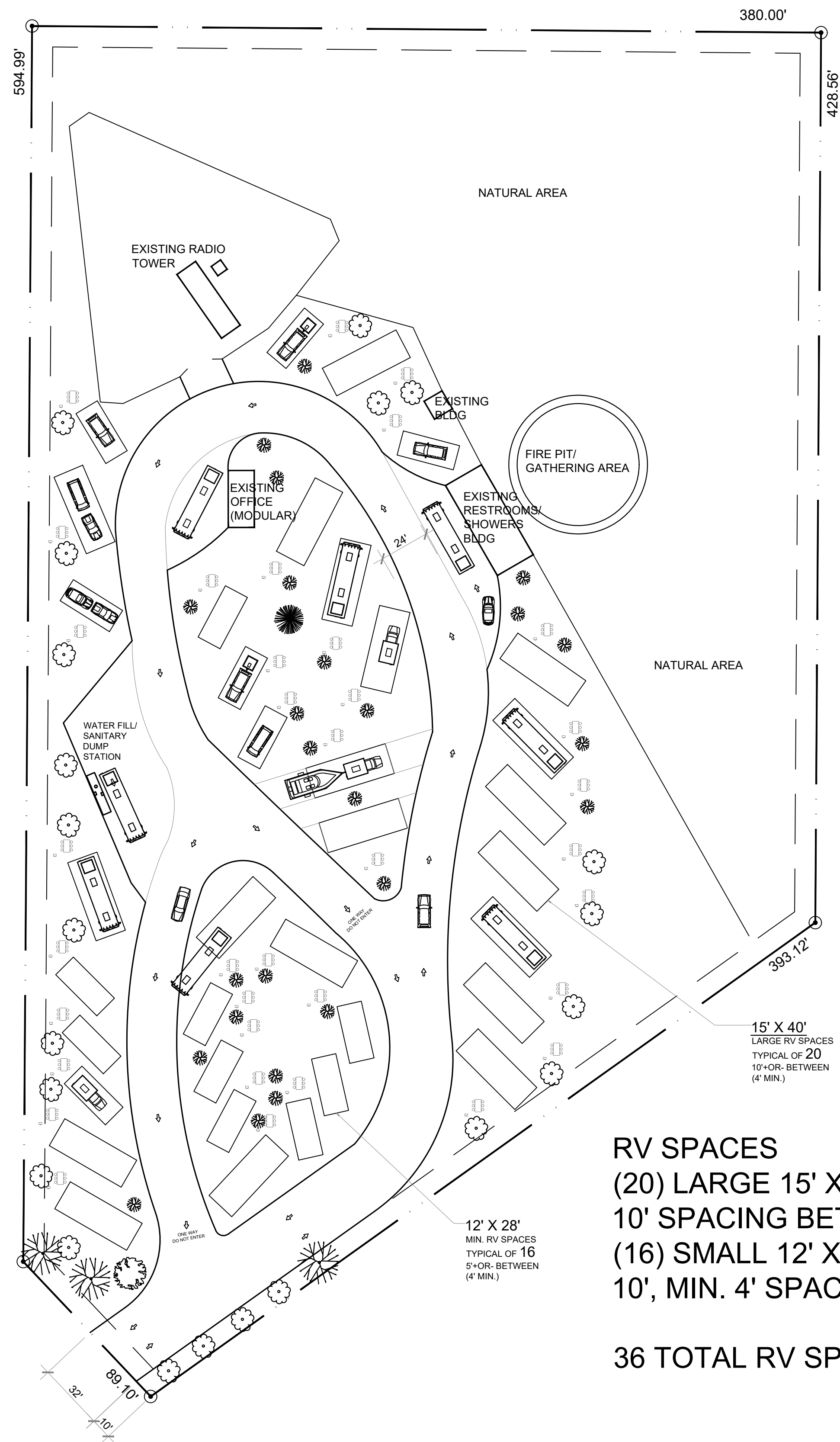
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2020</a>	\$2,205.82	\$2,205.82	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	\$2,100.78	\$2,100.78	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$2,067.35	\$2,067.35	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$2,083.98	\$2,083.98	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$2,031.17	\$2,031.17	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

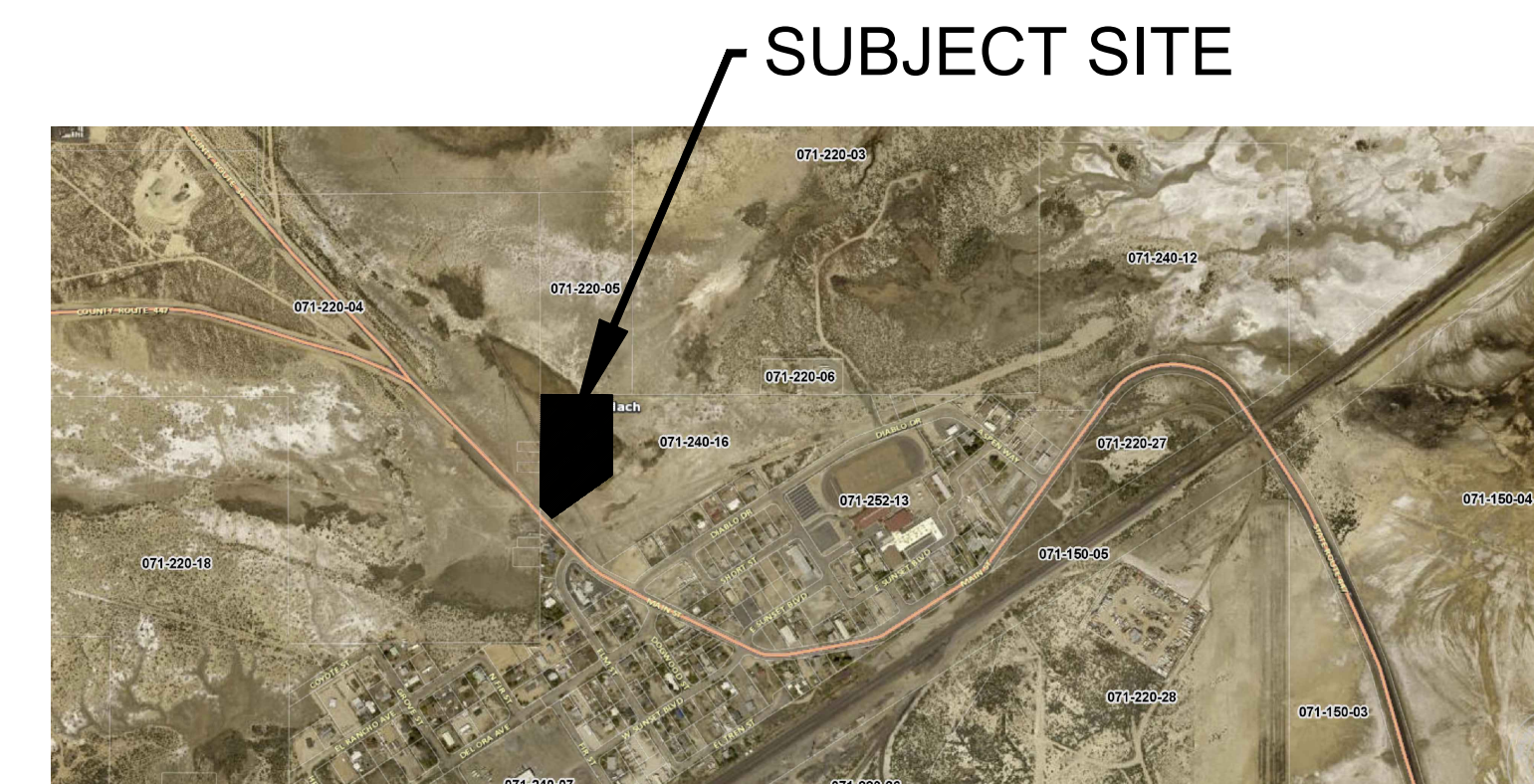
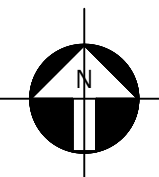


**RV SPACES**  
 (20) LARGE 15' X 40' SPACES  
 10' SPACING BETWEEN +OR-  
 (16) SMALL 12' X 28' SPACES  
 10', MIN. 4' SPACING

**36 TOTAL RV SPACES**

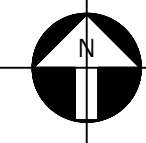
**SITE PLAN - BLACK ROCK RV PARK - A.P.N. 071-240-09**

SCALE: 1"=40'-0" (WHEN ON 24" X 36" PAPER)  
 0 40' 80'



**VICINITY MAP - GERLACH**

NO SCALE



A PRELIMINARY SITE PLAN FOR THE PROPOSED:

**BLACK ROCK RV PARK**

255 MAIN ST. GERLACH - WASHOE COUNTY, NEVADA 89412  
 A.P.N. 071-240-09



1000 KILEY RANCH PARKWAY SPARKS, NEVADA 89436  
 (775) 502-8552 info@christynv.com

08/24/2020

**A-1**

OF 1