

May 5, 2024

Washoe County  
10101 E. Ninth Street  
Reno, NV 89512

Subject: Amendment of Conditions for WSUP2022-0003 (Highway 34 Storage)

Dear Washoe County,

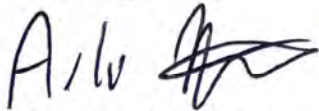
Please accept the enclosed application to amend condition 1.c to allow two additional years for construction of this project.

Bright-Holland, the owner and developer, experienced delays getting design plans prepared for a building permit application and was unable to get plans submitted and approved prior to the expiration date. No other changes are requested.

The approved application packet and design plans are resubmitted with this application.

Please don't hesitate to contact me if you have any questions.

Sincerely,



Arlo Stockham, AICP

Enclosures:

- Amendment of Conditions Application Form
- Copy of 2022 Application Packet
- Copy of 2022 Plan Maps
- Action Order for WSUP22-003 (Highway 34 Storage)

Community Services Department  
Planning and Building  
AMENDMENT OF CONDITIONS  
APPLICATION



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

Telephone: 775.328.6100

## 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>Highway 34 Storage</b>			
Project Description: Amend WSUP22-0003 Condition 1.c to provide two additional years to permit and construct the outdoor storage project.			
Project Address: West side of Route 34, 16 miles north of Gerlach.			
Project Area (acres or square feet): 51.03+- acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is in Hualapai Valley on the west side of Route 34, 16 miles north of Gerlach.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-372-02	51.03		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP2022-0003			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Bright-Holland Co		Name: Arlo Stockham	
Address: 9190 Double Diamond Pkwy, Ste 138		Address: 9190 Double Diamond Pkwy, Ste 138	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: (775) 315-4231	Fax:
Email: jtclaytone@gmail.com		Email: arlostockham@gmail.com	
Cell: (775) 771-2122	Other:	Cell: (775) 315-4231	Other:
Contact Person: Todd Jaksick		Contact Person: Arlo Stockham	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as above		Name: TEC Civil Engineering Consultants	
Address:		Address: 9429 Double Diamond Pkwy, Ste A	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: (775) 352-7800	Fax:
Email:		Email: jgilles@tecreno.com	
Cell:	Other:	Cell: (775) 846-0164	Other:
Contact Person:		Contact Person: Jason Gilles	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

## Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

Condition 1.c requires the issuance of building permits within 2 years from the date of approval (May 5, 2024). Bright-Holland experienced delays getting design plans prepared and is now unable to meet the deadline. The requested expiration would be 2 years from the date of the amendment to conditions.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

No Impact. The project will be constructed as previously approved.

# Highway 34 Storage

## Special Use Permit



Prepared by:



**February 8, 2022**

# Highway 34 Storage

## Special Use Permit Application

**Prepared for:**

Bright-Holland Co.

9190 Double Diamon Parkway, Suite 138

Reno, Nevada 89521

**Prepared by:**

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

**February 8, 2022**



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

**Attachments:**

- Preliminary Site/Utility/Grading Plan
- Preliminary Cross Sections

# HIGHWAY 34 STORAGE

## Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of the following uses within the General Rural zone per section 110.206.10b of the Washoe County Development Code (High Desert Area Plan):
  - Storage of Operable Vehicles
  - Storage of Inoperable Vehicles
  - Wholesaling, Storage, and Distribution (Light)

## Project Location

Highway 34 Storage consists of 51.03± acres located along the west side of County Route 34 north of Gerlach within the High Desert Area Plan. Specifically, the project site (APN # 071-372-02) lies approximately 16 miles, 16 miles north of Gerlach via County Route 34. Figure 1 (below) depicts the project location.

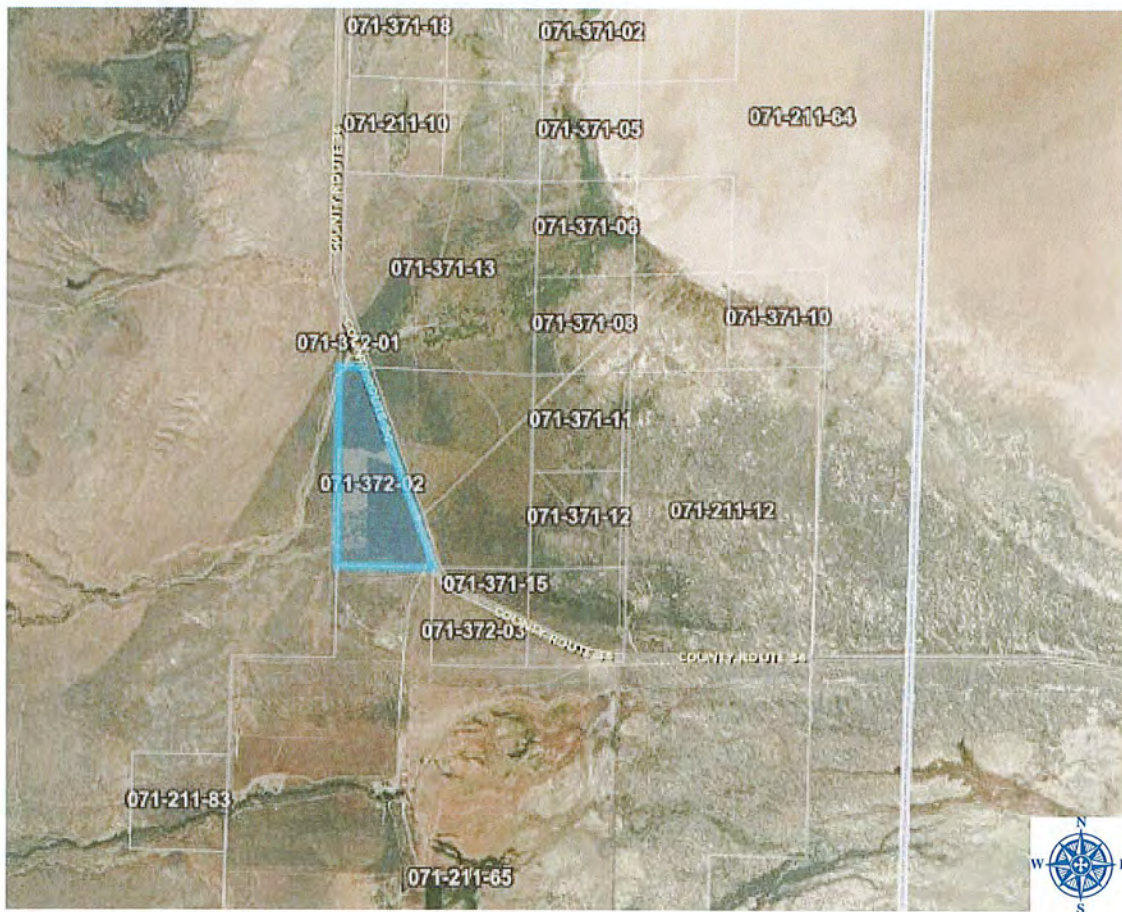


Figure 1 – Vicinity Map



## HIGHWAY 34 STORAGE

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### Existing Conditions

The project site is currently vacant and includes various unimproved paths, cleared space, gate and perimeter fencing. Access to the site is direct from County Route 34 and is currently located at the central portion of the property frontage.

Parcels that adjoin the site to the north, east and west are vacant and include terrain similar to that of the project site. Property to the south is the working Granite Ranch which includes a residential structure located approximately 3,000 feet south of the southern property boundary. All adjoining properties (and those within the immediate vicinity) are zoned General Rural (GR). The large parcel to the west is public lands managed by the Bureau of Land Management (BLM) while properties directly south and east of the site are privately owned.

The site generally slopes gradually from the southwest to the northeast, towards the highway. The area subject to the Special Use Permit request included with this application is flat and includes native vegetation (sagebrush, rabbitbrush, etc.).

Figure 2 (below) and Figure 3 (following page) depicts the property included with this Special Use Permit request.



Figure 2 – Existing Conditions



## HIGHWAY 34 STORAGE

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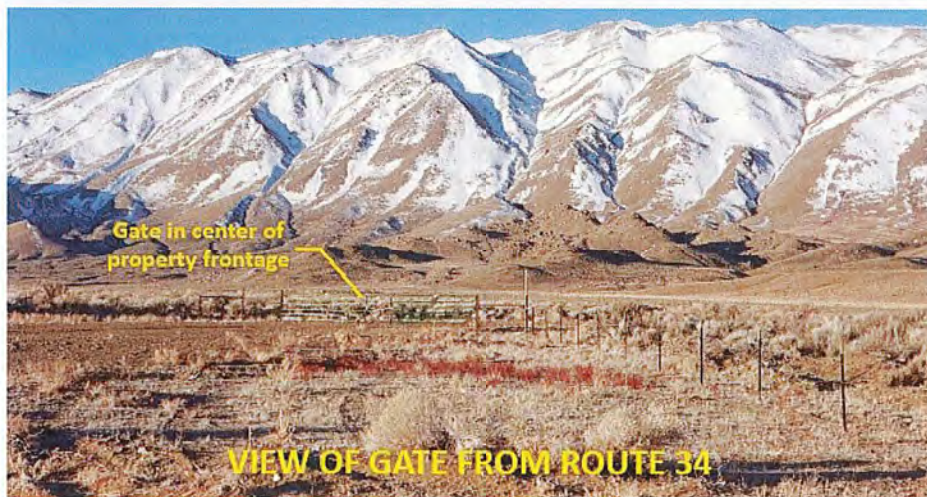
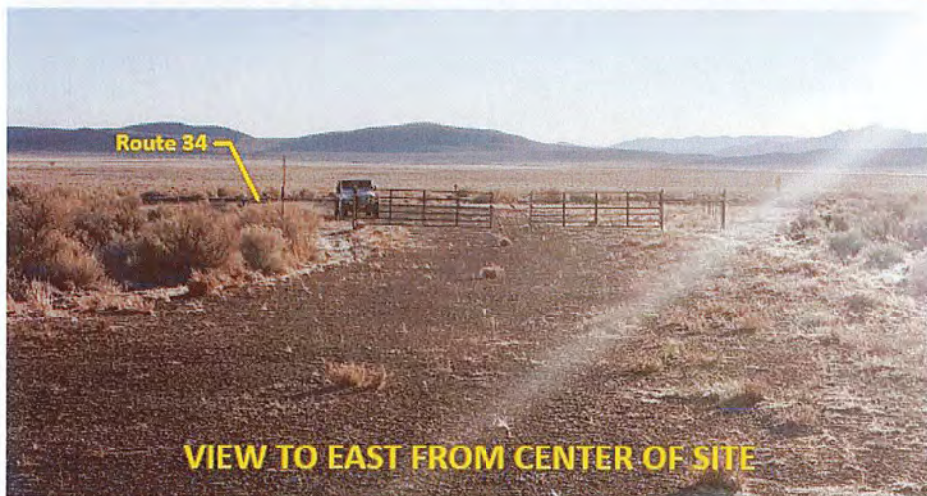
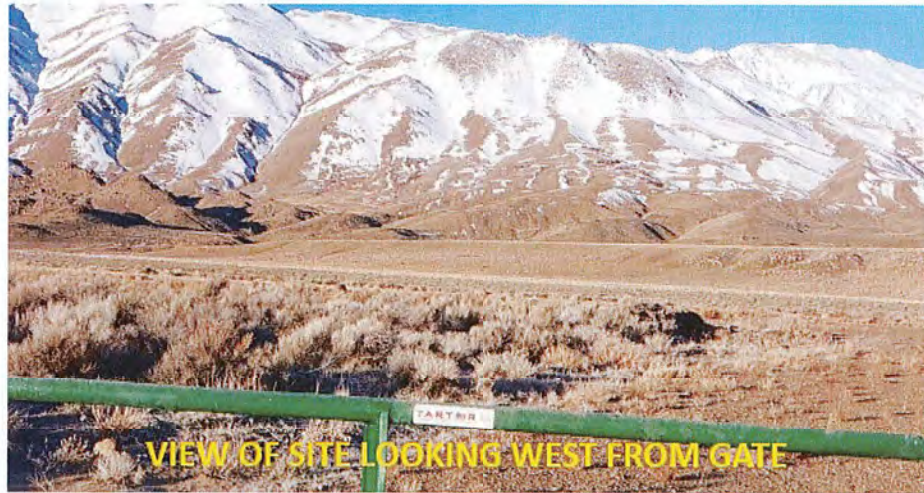


Figure 3 – Existing Conditions



## HIGHWAY 34 STORAGE

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### Project Description/Request

This application includes a Special Use Permit (SUP) request to establish outdoor storage at the project site. As defined by the Washoe County Development Code, the SUP will allow for storage of operable and inoperable vehicles along with wholesaling, storage, and distribution (light) use types. These uses are specifically allowed in the General Rural (GR) zone with the approval of a SUP per section 110.206.10(b) of the Development Code (High Desert Area Plan General Rural Zone Modifier).

The proposed disturbed area is 11.04± acres with 39.99± acres remaining undisturbed. The storage area will be located in the central portion of the site and will consist of outdoor storage which could include operable and inoperable vehicles, boats, RVs, and containers. Any containers stored onsite may vary in size but typically consist of shipping containers or trailers ranging from 20 to 52± feet in length and will be arranged in a single layer (no stacking).

In addition to the containers, outdoor storage will be provided to accommodate RVs, boats, operable and inoperable vehicles. Screening/fencing will be placed at the perimeter of the storage area to screen all outdoor storage areas from outside of the property boundaries.

With development of the storage use types, a second access road will be developed from Route 34 into the eastern end of the south side of the property. The road will be 24-feet in width.

The project development includes provisions for a caretaker's quarters that could be occupied by an onsite manager as a single-family residence is permitted by right within the GR zone. Timing of this is dependent upon overall demand and activity associated with uses occurring onsite and is subject to improvements such as a well and septic system as shown on the site plan. Should the applicant proceed with construction of a residence, it will be subject to applicable building permits and requirements established by the State of Nevada and Washoe County Health District related to well and septic systems.

As typical within the High Desert Area Plan, it is requested that the suburban development standards included in the Development Code be modified to reflect the rural site location and natural landscape. Specifically, it is requested that the paving and landscaping requirements be waived. This is consistent with other projects in the area and will ensure that the overall character and feel of the high desert is retained. For example, new landscaping such as trees and shrubs are in sharp contrast to the natural landscape and result in greater visual impacts that draw attention to site improvements rather than screen them.

In lieu of paving, it is proposed to utilize an all-weather surface (aggregate base) for roadways and storage areas within the project boundary. The proposed storage use is of very low intensity and will generate minimal vehicle trips. Thus, an all-weather surface will be more than adequate and will still accommodate larger vehicles and equipment while keeping with the rural character of the area.

Figure 4 (following page) depicts the preliminary site plan including utilities and grading, as previously described.



# HIGHWAY 34 STORAGE

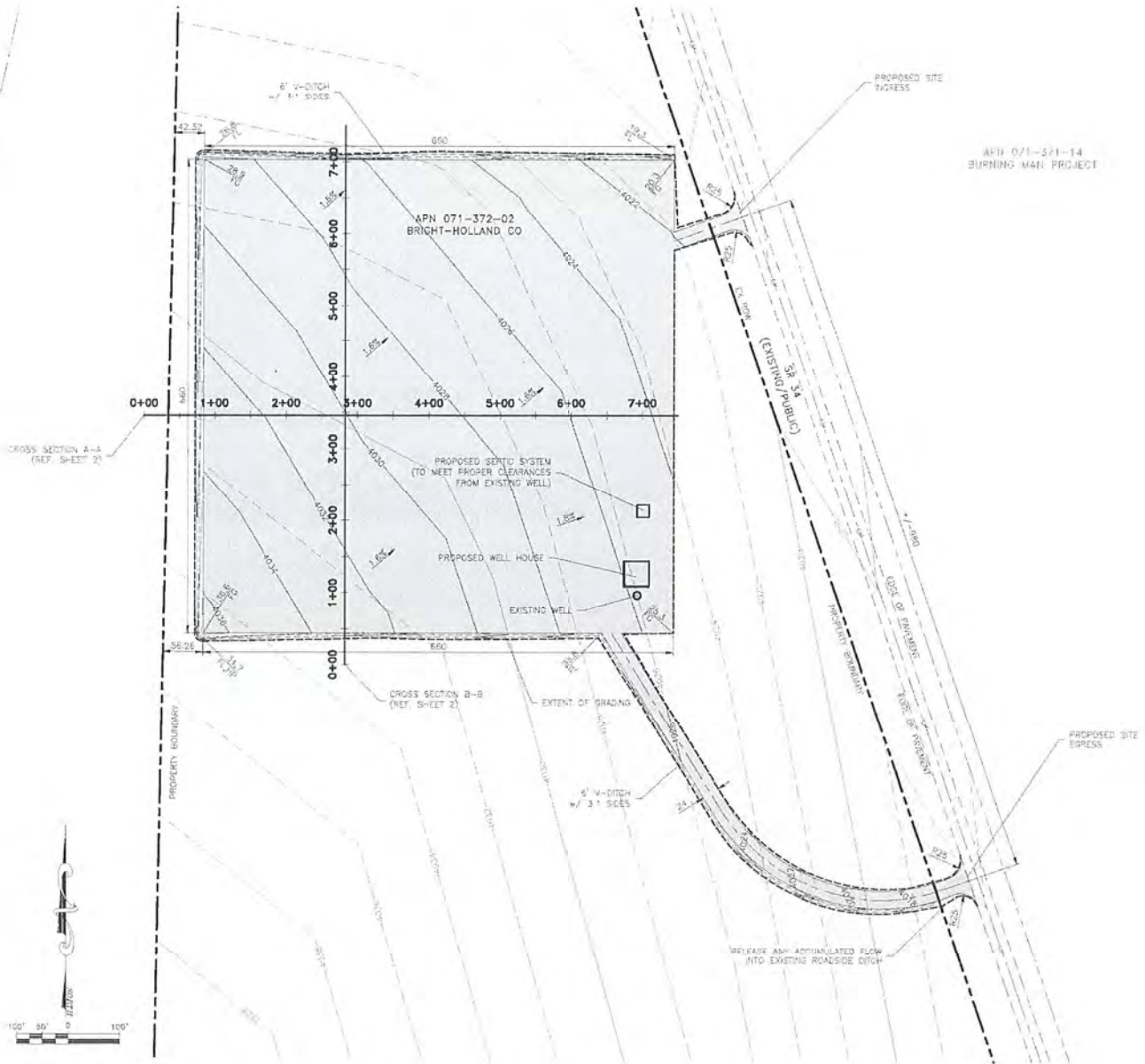


Figure 4 – Preliminary Site Plan

The storage uses planned are of a very low intensity and are not anticipated to generate negative impacts to the surrounding area. The primary potential impact is visual. Providing proper screening to include some combination of fencing, berms and landscaping to blend in with the natural surroundings ensures that all visual impacts are properly mitigated. The screening will also ensure that all outside storage areas are fully screened.

## HIGHWAY 34 STORAGE

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Lighting of the facility is not planned at this time. The High Desert Area Plan strongly discourages lighting that results in spill-over and glare, reducing views of the nighttime skies. No light pollution will occur as a result of this proposal.

Traffic generated by the project will be minimal. The Institute of Transportation Engineers (ITE) Trip Generation Manual provides trip generation rates for mini-warehouse/storage units (land use code 151). Based on the most conservative estimate of the full 11± acres developed, 390 average daily trips (ADT) with 28 am and 39 pm peak trips are expected. However, it is very important to note that the ITE estimates relate to a commercial self-store operation. Traffic impacts generated by the project account for no more than 50% of the volumes that would require a traffic impact analysis per Washoe County standards. The project will not impact the level of service on Route 34 or any roadways within the area.

### 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.

**Section 110.206.10b of the Washoe County Development Code specifically provides for a modifier to the General Rural development standards and allowed use table within the High Desert Area Plan permitting the requested uses with the approval of a SUP. Additionally, the Board of Adjustment has the ability to modify development standards as part of the public SUP review process (section 110.810.20e) allowing for the proposed deviations to paving standards.**

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

**The proposed storage uses are of a very low intensity and do not require utility connections or the need for potable water. A well is present on-site and a septic system will be provided for future caretaker quarters. The attached grading plan and drainage report address how drainage will be addressed, including onsite detention to ensure that predevelopment flows from the site are not increased as a result of this project.**

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

**The portion of the site proposed for storage use is well suited for development and generally includes slopes less than 2%. As the proposed uses have a low intensity, the site is suitable for storage.**

## HIGHWAY 34 STORAGE

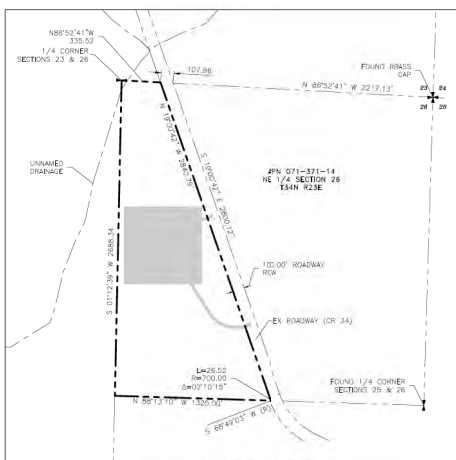
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4. Issuance Not Detrimental, Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

**No negative impacts are anticipated with the granting of this SUP request. The storage use is very low intensity and will not generate large amounts of onsite activity. The project location and the use of suitable fencing/landscaping to screen outdoor storage areas further ensure that negative impacts will not occur. Outdoor storage occurs throughout rural areas of the High Desert Area Plan and is not out of character with other properties in the project vicinity.**



# COUNTY ROUTE 34 STORAGE



OVERALL SITE LOCATION  
1"=500'

## PROJECT DATA

PARCEL AREA	51.03 ACRES
DISTURBED AREA	11.04 ACRES
UNDISTURBED AREA	39.99 ACRES

## NOTES:

1. NO EXISTING BUILDINGS OR SITE.
2. NO PROMINENT LANDMARKS, ROCK OUTCROPPINGS EXIST ON SITE.
3. NO PORTION OF THE DEVELOPMENT IS SUBJECT TO INUNDATION OR STORMWATER OVERFLOW AS SHOWN ON THE ADOPTED FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD BOUNDARY AND FLOODWAY MAPS.
4. NO AREAS WITH SLOPES GREATER THAN 15% EXIST ON SITE.
5. NO WETLAND AREAS EXIST ON SITE.
6. THE ENTIRE SITE IS WITHIN THE FEMA FLOOD HAZARD ZONE D.
7. THE PROPOSED SITE IS WITHIN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
8. ALL PROPOSED DIRTWORK WILL BE CONTAINED WITHIN THE PARAMETERS OF THE SUBJECT PROPERTY. NO SOIL WILL BE IMPORTED OR EXPORTED.



## OWNER

BRIGHT-HOLLAND CO  
9195 DOUBLE DIAMOND PKWY STE 138  
RENO, NV 89521

## ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS  
9425 DOUBLE DIAMOND PARKWAY, SUITE A  
RENO, NEVADA 89521

## SHEET INDEX

- |   |                                       |
|---|---------------------------------------|
| 1 | PRELIMINARY SITE/UTILITY/GRADING PLAN |
| 2 | PRELIMINARY CROSS SECTIONS            |

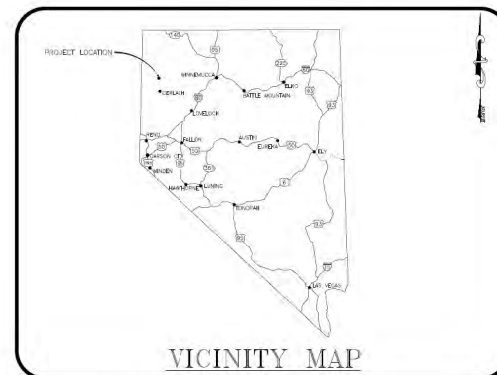
## LEGEND

- PROJECT BOUNDARY
- - - EXISTING LOT LINE
- - - EASEMENT
- - - CENTERLINE (L)
- ▬ AGGREGATE BASE
- - - EXTENT OF GRADING

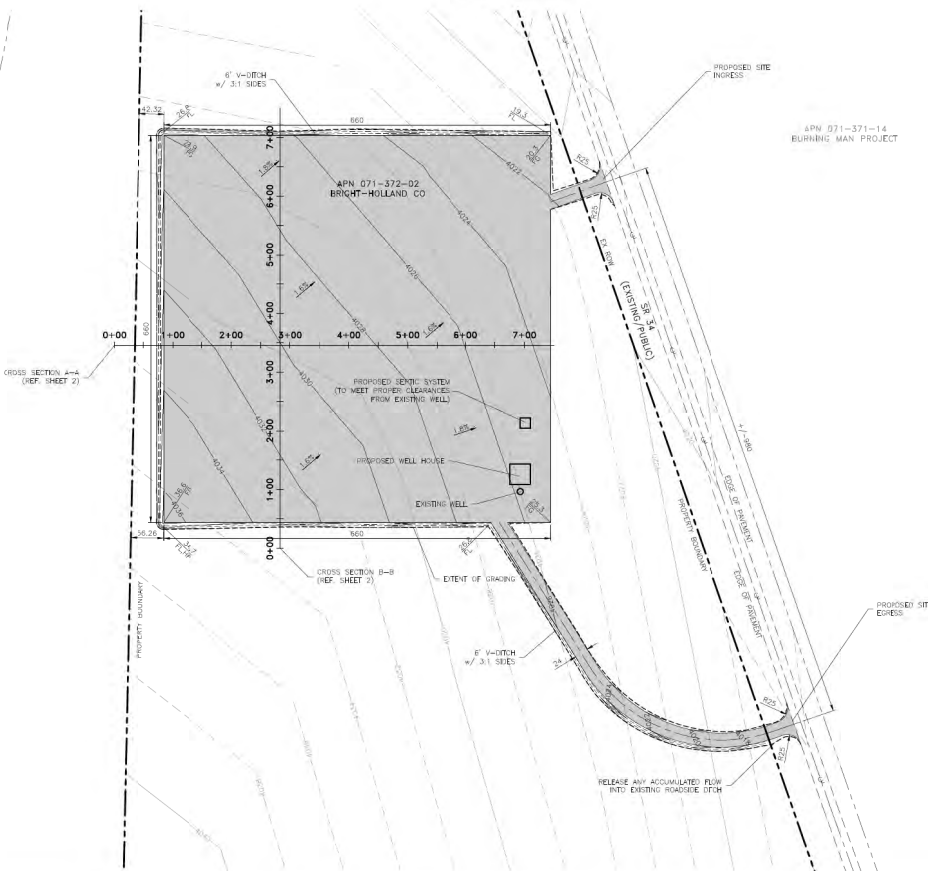


## BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM, 1983/94 AS ESTABLISHED BY TIES TO GPS POINTS S CHALK BLUFF AND R5104. DIVIDE THE GROUND COORDINATES BY 1,000,197939 TO OBTAIN GRID.



VICINITY MAP



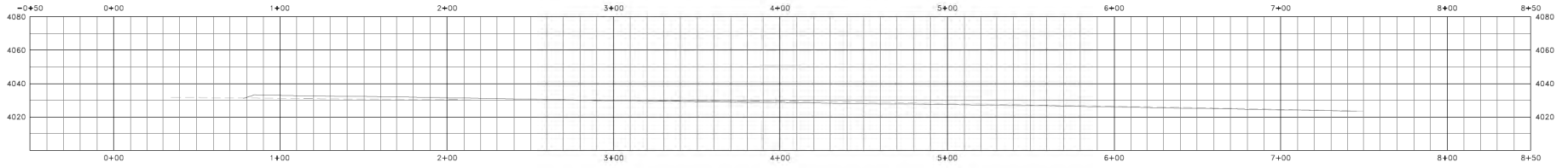
APN 071-211-67  
UNITED STATES OF AMERICA

# PRELIMINARY SITE/UTILITY/GRADING PLAN

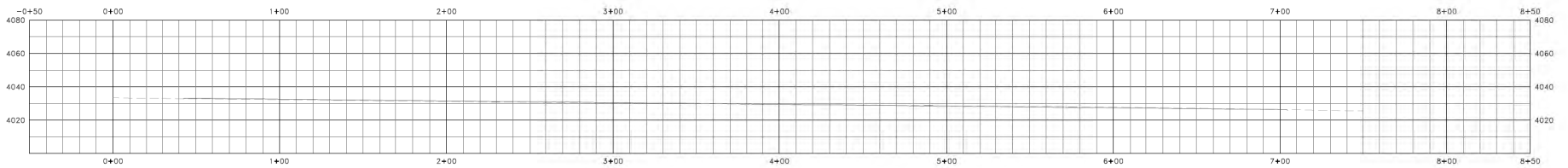


# COUNTY ROUTE 34 STORAGE

SECTION CROSS SECTION A-A



SECTION CROSS SECTION B-B



HORIZONTAL SCALE

1"=30'

VERTICAL SCALE

1"=30'

## PRELIMINARY CROSS SECTIONS



**Unanimous Written Consent of Officers  
To Act Without a Meeting and Resolutions  
of  
Bright-Holland Co.**

NRS § 78.315 of the private corporation law of Nevada provides that any action required or permitted to be taken at any meeting may be taken without a meeting if written consent thereto is signed by all Officers of the Corporation. Therefore, and pursuant to the provisions of the private corporation law of Nevada, each of the Officers of Bright-Holland Co. ("Corporation") by signing this document waives any notice that may be required for a meeting of the board of the Officers and consents to the following actions:

**Signature Authority**

RESOLVED: That Todd Jaksick, as President/Secretary/Treasurer of Bright-Holland Co, is authorized to execute any and all documents and/or applications relating to any transactions on behalf of the Corporation.

In witness whereof, the undersigned have executed this Unanimous Written Consent of Officers to Act without a Meeting and Resolutions.

Dated: April 24, 2024



-----  
Todd B. Jaksick, President/Secretary/Treasurer



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Benjamin Jaksick, Vice-President