

**HIGHWAY 34 STORAGE  
SPECIAL USE PERMIT**



**WASHOE COUNTY BOARD OF ADJUSTMENTS**

**MAY 5, 2022**



# PROJECT LOCATION

16 MILES NORTH OF GERLACH ON HIGHWAY 34



## The following request has been made to Washoe County:

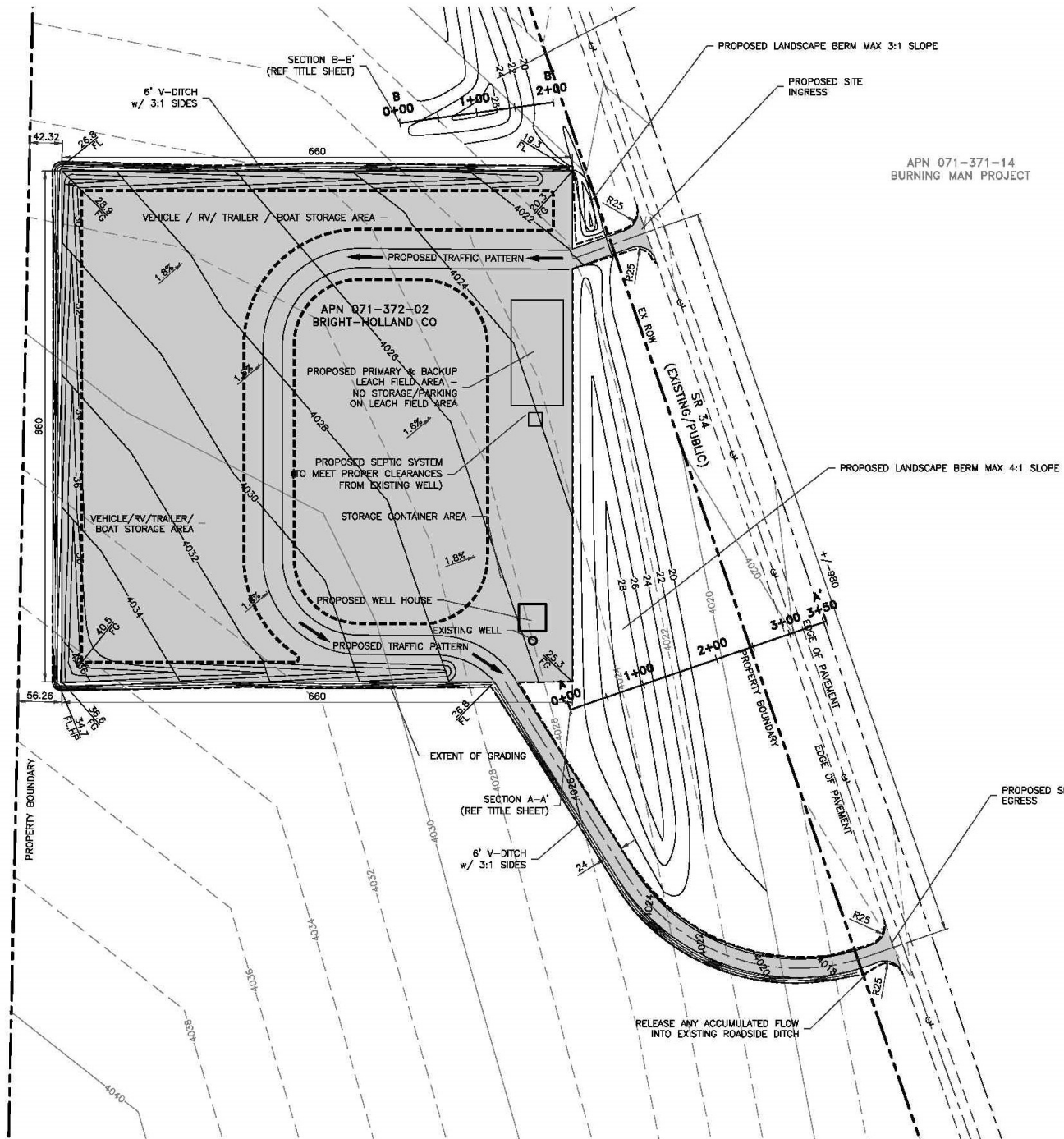
A **Special Use Permit** to allow for the establishment of the following uses within the General Rural zone per section 110.206.10b of the Washoe County Development Code (High Desert Area Plan):

- Storage of Operable Vehicles
- Storage of Inoperable Vehicles
- Wholesaling, Storage, and Distribution (Light)

# PROJECT REQUEST

# EXISTING CONDITIONS





# PROJECT SUMMARY AND CONSIDERATIONS

- The site is 51 acres with 11 acres disturbed, located 16 miles north of Gerlach on Route 34.
- Outdoor storage will be screened by a 4' berm and landscaping along the highway to minimize visual impacts.
- A combination of berms, fencing and landscaping will be used along the other three sides.
- Containers will be arranged in a single layer with no stacking.
- Storage will include a combination of operable & inoperable vehicles, boats, RVs and containers.
- The project includes provisions for an onsite manager with living quarters.
- No lighting is proposed to retain the natural landscape and dark skies of the high desert area.
- An all-weather surface is proposed for roadways and storage areas.



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