

Iveson Ranch Special Use Permit

**Washoe County Planning
Commission
20 November 2025**

Special Use Permit

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- Covers three areas:
 - Runway/Airstrip
 - Outdoor storage
 - Energetics
- Requested variation of standards:
 - Parking
 - Paving
 - Landscaping
 - Noise



Site Location

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- 2.4 miles to nearest inhabited non-iveson building
- 5.8 miles to Fly Geyser
- 11 miles to Black Rock Playa
- 13.5 miles to Burning Man
- 26 miles to Gerlach

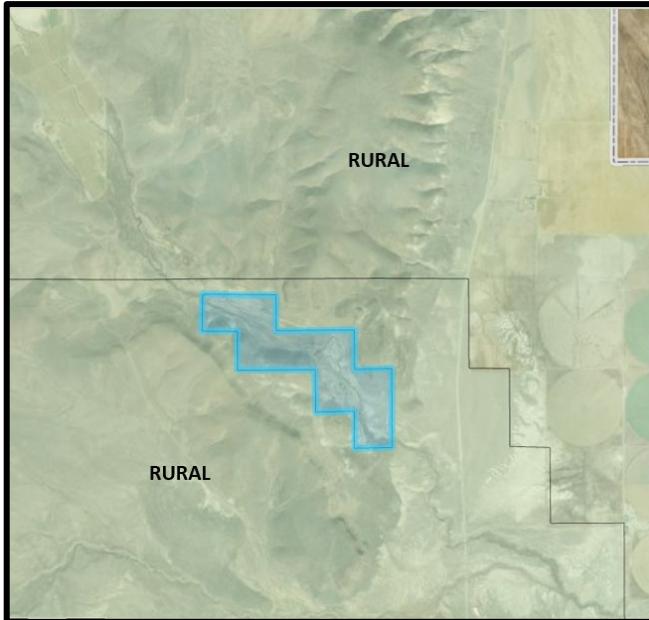


Existing Master Plan & Zoning

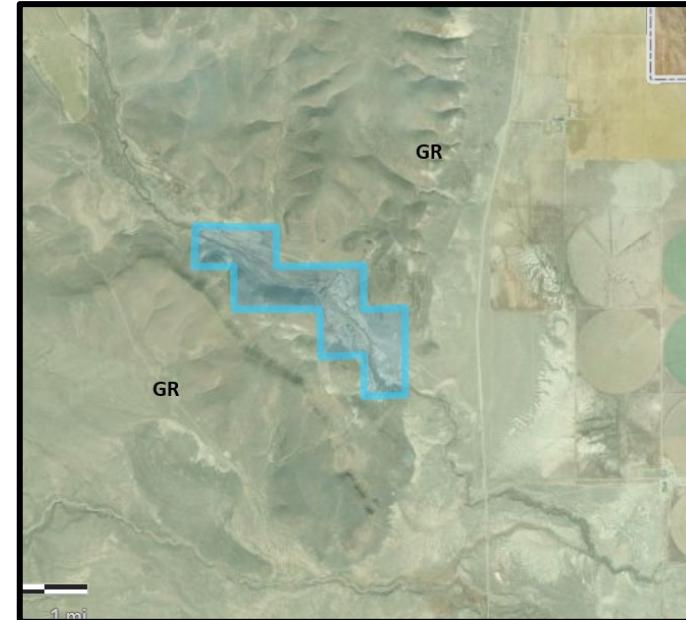
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The property is master planned Rural and zoned GR (General Rural).

The proposed uses are allowed either by-right or with an SUP.



Current Master Plan



Current Zoning Map

High Desert Area – GR Zoning Modifiers

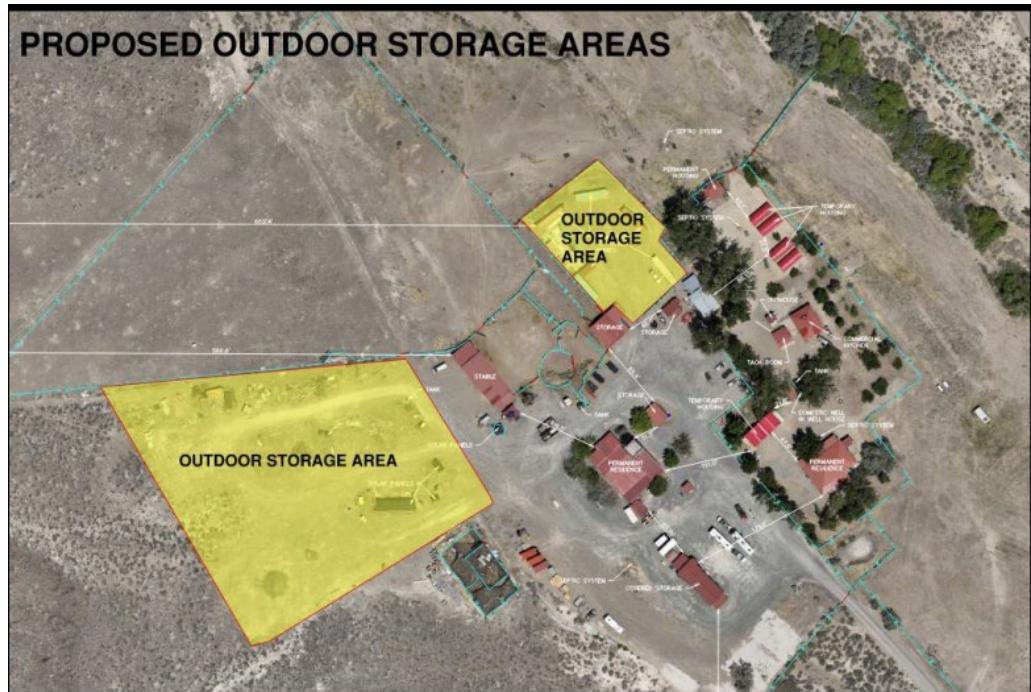
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Section 110.206.10 identifies additional allowed uses in GR zoned properties described in Article 302, Allowed Uses in the High Desert planning area

Additional allowed uses are provided for due to remoteness of the High Desert Area.

Outdoor Storage

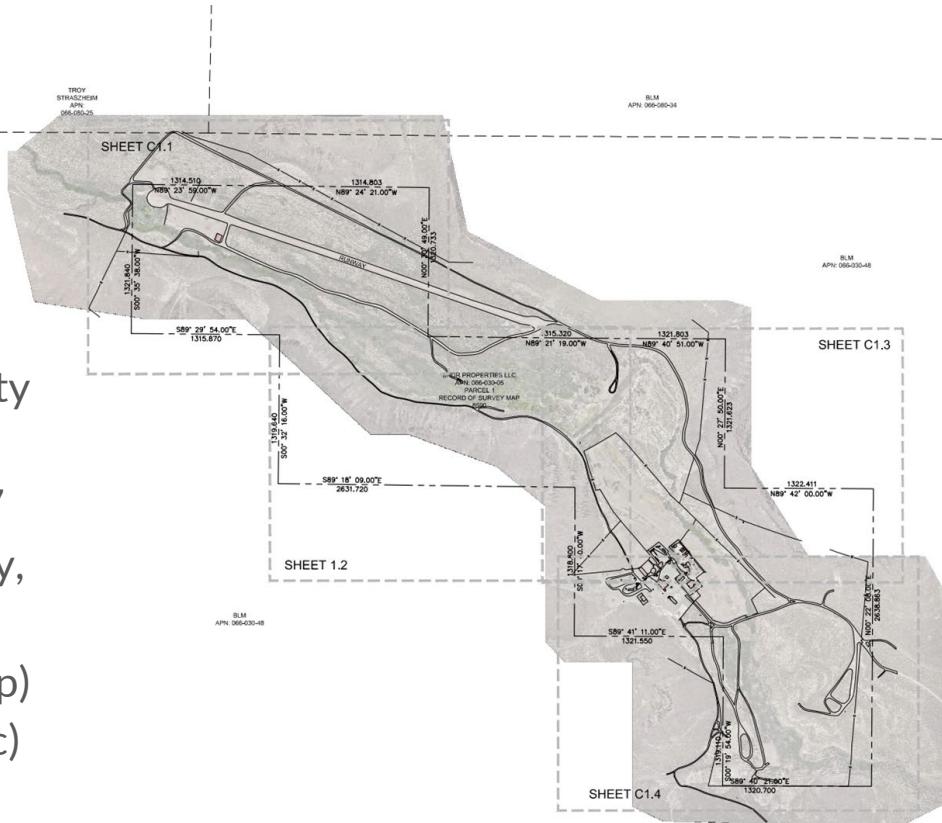
- SUP required by Washoe
- Neatly arranged
- Out of sight of County 34
- Examples of Items for Storage
 - Trailers (semi, camper, flatbed, cargo and similar);
 - Cargo containers (empty and for storage of tools, materials and supplies for the site);
 - Building materials, as needed for the site;
 - Fleet vehicles that are used less frequently
 - Fire safety vehicles or related equipment for use on-site; and similar items.



Runway/Airstrip

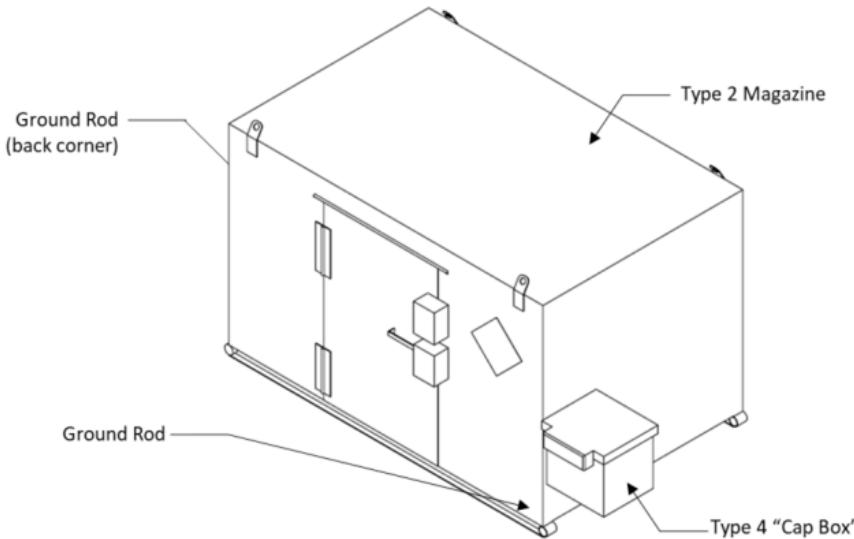
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- SUP required by Washoe to clarify existing runway status
- Will bring into code compliance
- Noise variance to account for proximity to property line with BLM
- Expecting fewer than 7 takeoffs and 7 landings weekly - primarily on Tuesday, Wednesday, and Thursday
- 80% small piston prop aircraft (<100hp)
- 20% small turboprop (PC12, C208, etc)



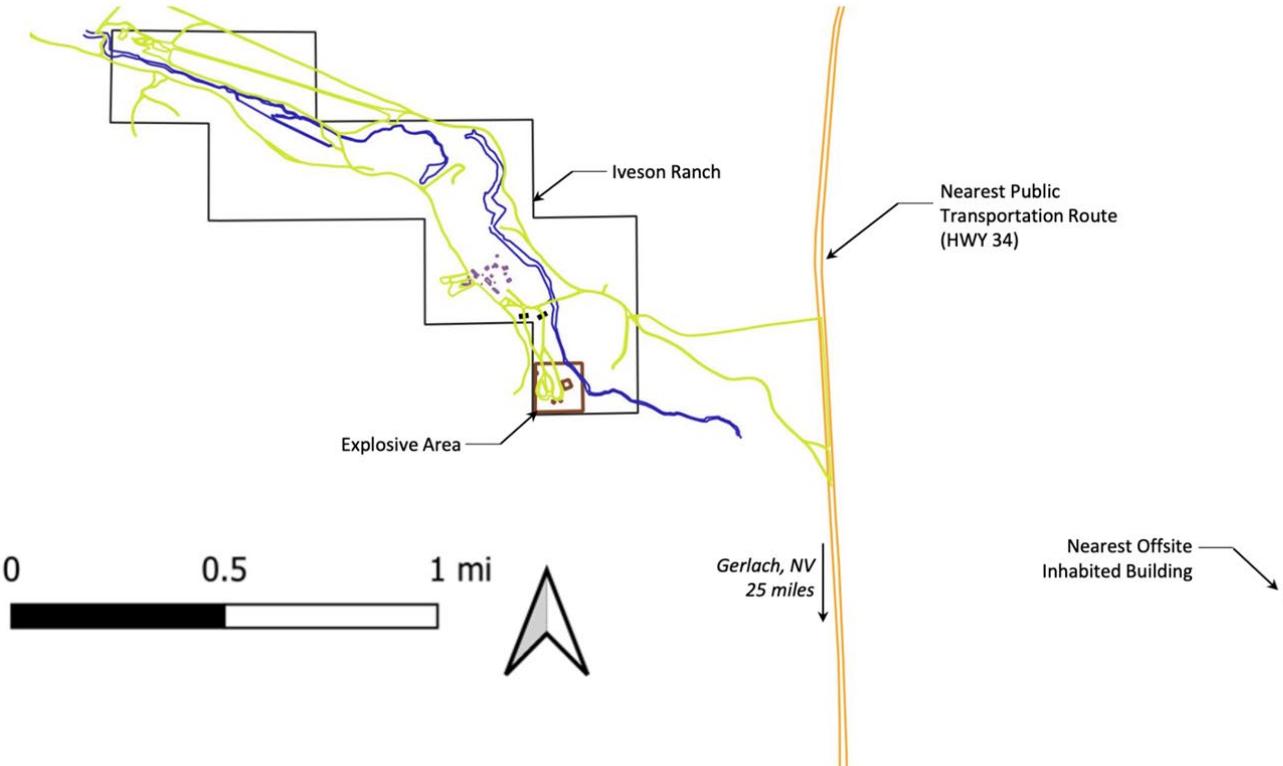
Energetics - Overview

- Seeking to:
 - store *up to* 2000 pounds of energetic material in magazine
 - *static* testing of <10 pounds
- Testing known compounds for reliability and effectiveness
- *Not* testing new materials
- *Not* flying munitions on drones



Energetics - Location

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Energetics - Location

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TABLE 1: LIST OF ENERGETIC MATERIAL ON SITE

List of Energetic Material		
<i>CAS #</i>	<i>Explosive</i>	<i>Expected Applications</i>
121-82-4	RDX	Composition C-4, A5
118-96-7	TNT	Hexolite, Pentolite
78-11-5	PETN	Detasheet, Blasting Caps, Detonating Cord
2691-41-0	HMX	NONEL, PBX 9501
7790-98-9	AP	Hobby Rocket Motors

Energetics - Frequency (Projected)

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TABLE 6: TYPICAL ANNUAL TEST FREQUENCY

Number of Tests per Day	5
Test Days per Week	4
Test Weeks per Year	18
Total # of Tests per Year:	360

*All event estimates are
projected.*

Energetics - Type Distribution (Projected)

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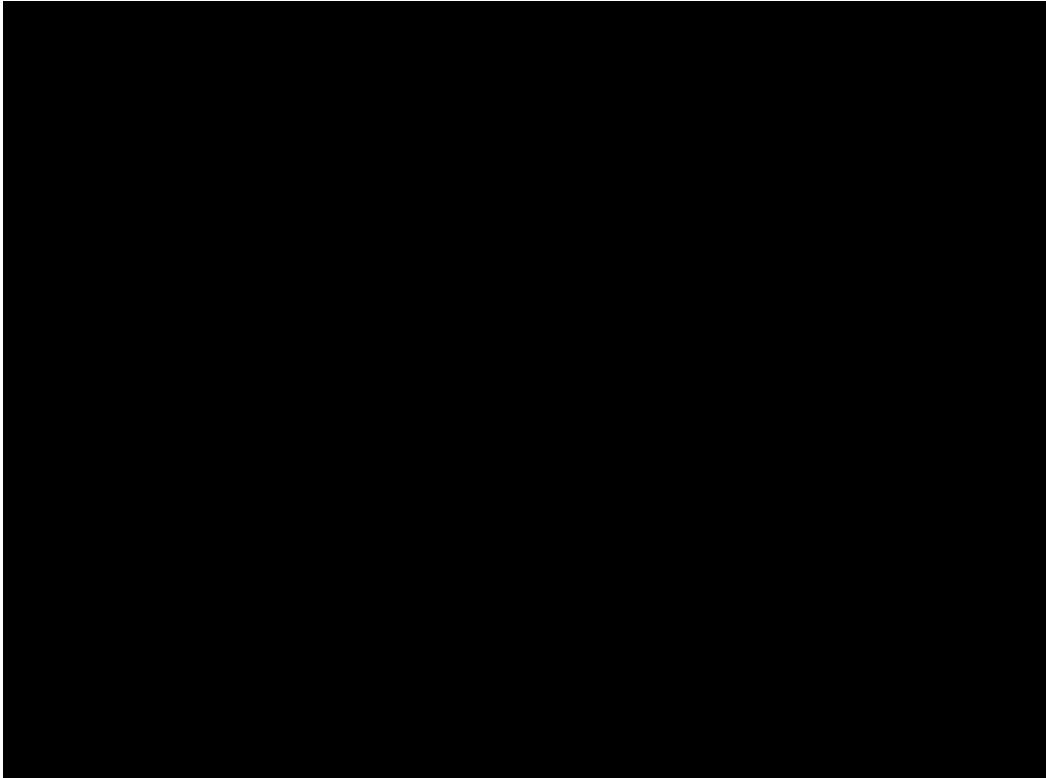


- 70% (250) Detonators
- 10% (36) 1-5 pound charges
- 10% (36) 5-10 pound charges
- 10% (36) Hobby Rocket Motors

*All event estimates are
projected.*

Energetics - Detonators

- 250 events will be detonator-only
- Smaller than a shotgun or firework
- Still requires approval by Washoe and ATF for storage and use



All event estimates are projected.

Energetics - Hobby Rocket Motor

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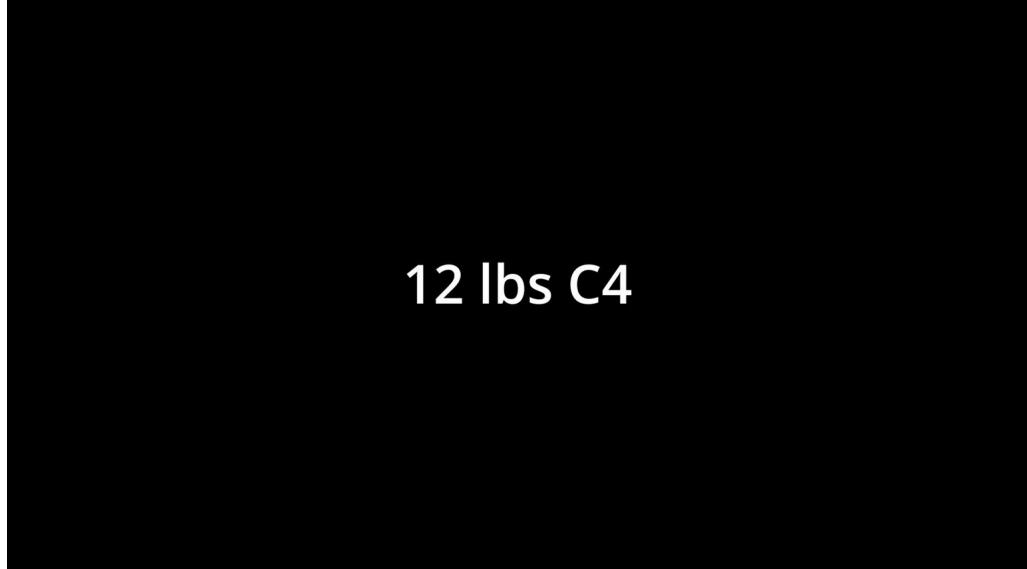
- 36 tests per year
- Static tests only
- Permitted on Black Rock
Playa during Tripoli Events

*All event estimates are
projected.*

Energetics - 12 pound charge

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- Larger than anything we will use at Iveson
- Around 36 test events per year in the 5-10 lb range



12 lbs C4

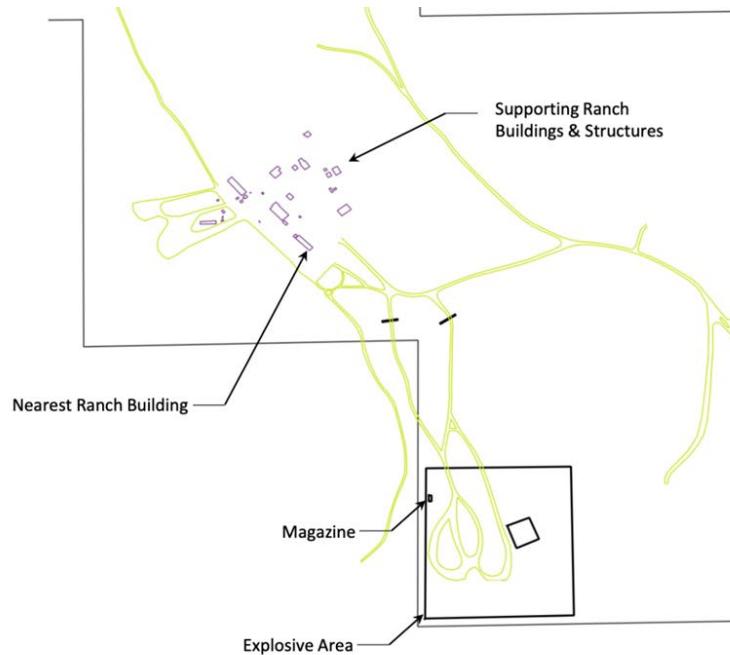
All event estimates are projected.

Energetics - Safety

Exposure	K-Factor	Distance (ft) for 200 lbs	Distance (ft) for 10 lbs
Inhabited Building (IBD) (<100,000 lbs)	40	233.9	86.2
Public Traffic Route (PTRD) Distance (<100,000 lbs)	24	140.4	51.7
Absolute Safe Distance	328	1918.2	706.7

Energetics - Safety

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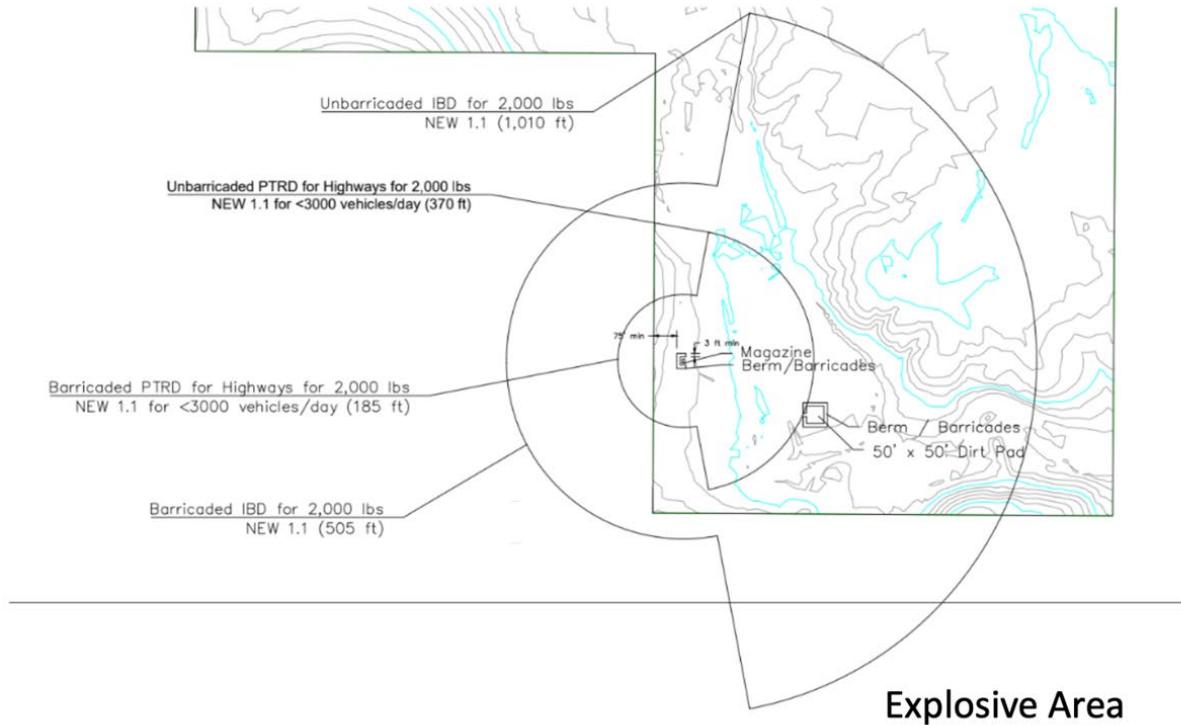
From	To	Distance
Magazine	Highway 34	4,675 ft
Magazine	Nearest Offsite Inhabited Building	12,792 ft
Magazine	Nearest Ranch Building	1,438 ft



Iveson Ranch

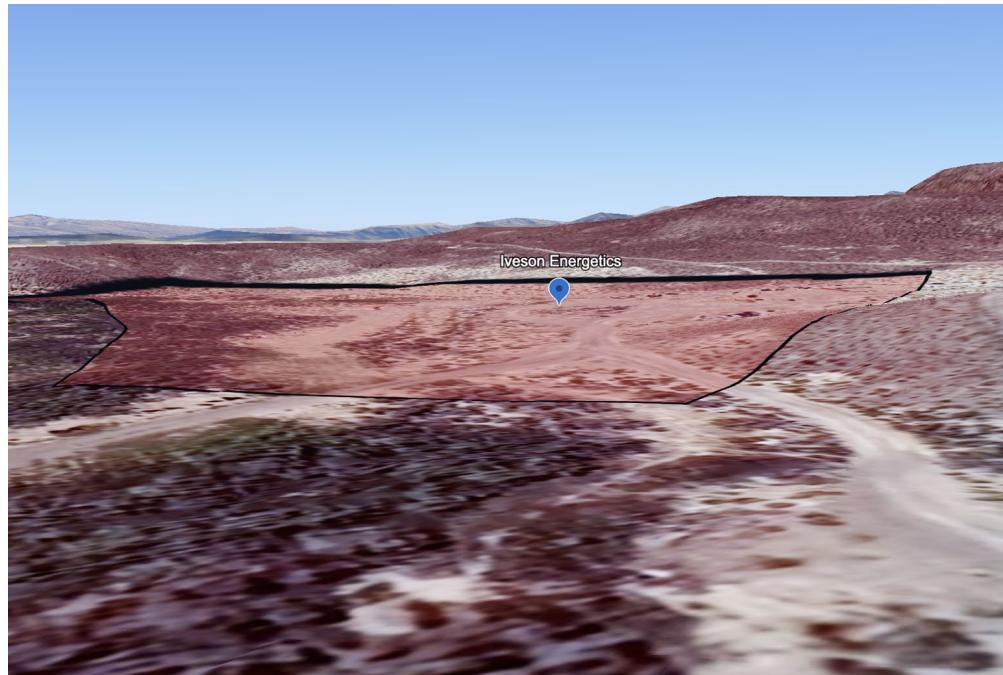
Energetics - Safety

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Energetics - Noise

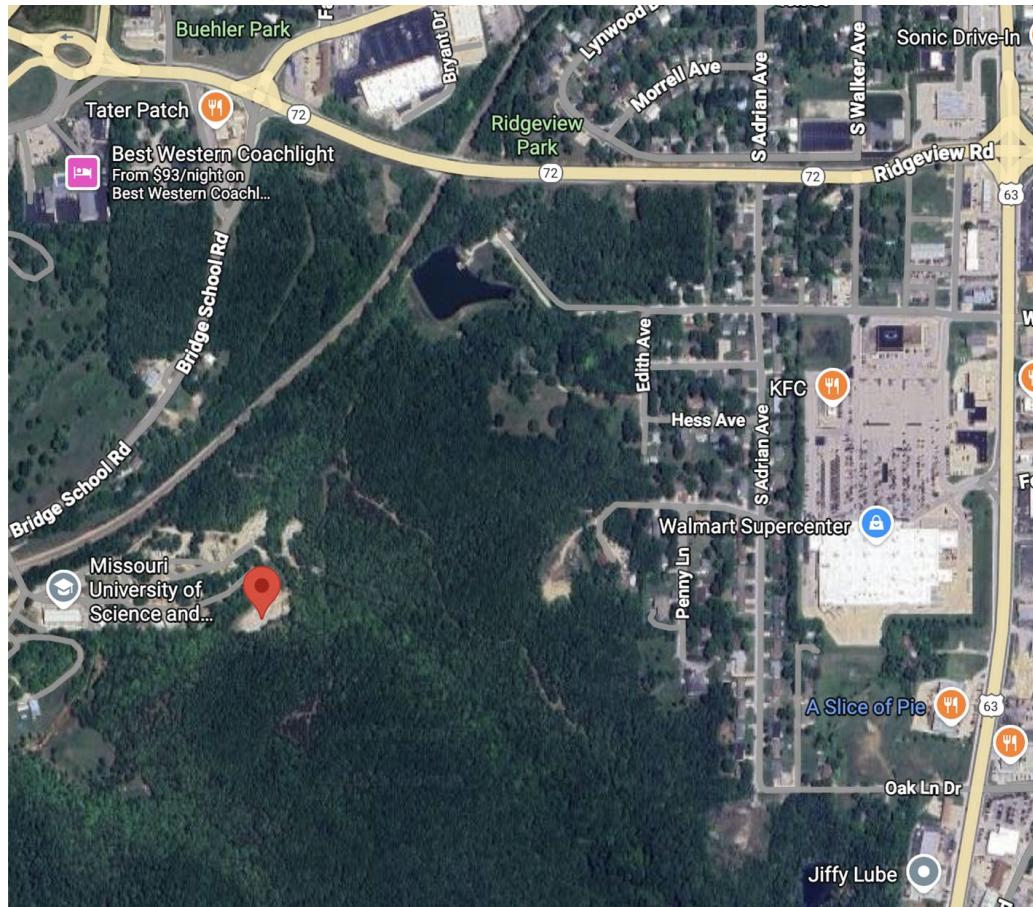
- Iveson's terrain naturally shields from noise propagation
- May faintly hear sounds if within 5 miles, outdoors, and no other sound around you. ie, no wind, engines, birds, conversations, etc.
- Rocket motors and munitions similar noise level to shotgun.



Energetics - Noise Comparison

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- Rolla, Missouri
- Missouri University of Science and Technology Experimental Mine Site
- Above and below ground testing
- Less than half a mile from Walmart, housing, hotels, restaurants
- No noise complaints with charges less than 7 pounds above ground or 100 pounds below ground



Energetics - Pollution

TABLE 7: IVESON RANCH EMISSION RATES SHOWN AGAINST THRESHOLD LIMITS

Regulated Criteria Pollutant	Minor Source Potential to Emit (PTE) Threshold (tons/year)	Ivesone Potential to Emit (tons/year)
PM10	5	0.019
PM2.5	5	0.041
Carbon Monoxide (CO)	5	0.244
Volatile Organic Compounds	5	<i>Note 1</i>
Nitrous Oxides (NOx)	5	0.024
Sulfur Dioxide (SO2)	5	0.027
Lead (Pb)	0.3	0.00014
Hazardous Air Pollutants (HAP)	5 (major)	1.2
<i>Note 1: VOCs are included in HAP calculation</i>		

Bottom line: each static munition test event will emit about as much pollution as an F-150 engine running for about one hour.

Energetics - Pollution

TABLE 8: REQUIRED TESTS TO ACHIEVE FIVE TONS OF HAP OUTPUT

Tons of Criteria Pollutant / Yr		
	<i>No. of Tests/Yr</i>	
	360	1503
PM10	0.018684	0.078004804
PM2.5	0.040695	0.16990029
Carbon Monoxide (CO)	0.243684	1.017380355
Nitrous Oxides (NOx)	0.023677	0.098850982
Sulfur Dioxide (SO2)	0.027105	0.113163475
Lead (Pb)	0.000145	0.000604777
Hazardous Air Pollutants (HAPs)	1.196937	4.997212151

Questions?

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