



Conditions of Approval

Special Use Permit Case Number WSUP25-0018

The project approved under Special Use Permit Case Number WSUP25-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on November 20, 2025, or granted by the Board of County Commissioners on December 16, 2025, as applicable. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@washoecounty.gov

- a. **(Applicable to all uses)** - The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.
- b. **(Applicable to all uses)** - The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. **(Applicable to all uses)** - The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. **(Applicable to all uses)** - The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and all applicable building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. **(Applicable to all uses)** - A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- f. **(Applicable to Energetics only)** - Prior to operation of the energetics use, a business license shall be obtained. All conditions of approval associated with the **energetics** use, or "**applicable to all uses**" notation on the conditions of approval shall be satisfied prior to issuance.

- g. **(Applicable to Air Strip only)** - Prior to operation of the air strip use, the business license shall be updated to ensure the air strip use is captured. All conditions of approval associated with the **Air Strip** use, or “**applicable to all uses**” notation on the conditions of approval, shall be satisfied prior to issuance.
- h. **(Applicable to Housing only)** - Prior to operation of the employee housing/housing use, the business license shall be updated to ensure the employee housing/housing use is captured. All conditions of approval associated with the **Housing** use, or “**applicable to all uses**” notification on the conditions of approval shall be satisfied prior to issuance.
- i. **(Applicable to Air Strip only)** - Prior to use of the private air strip, BLM written approval for the airstrip shall be obtained and provided to Washoe County Planning.
- j. **(Applicable to Air Strip only)** - Prior to permit utilization of the airstrip for the project, the applicant shall submit documentation that the airstrip is in Class G Airspace (uncontrolled) necessitating no formal approval or if it is determined that the airstrip is not located in Class G Airspace, the applicant shall provide documentation of the required approvals.
- k. **(Applicable to all uses)** - The facility shall be exempted from the parking standard requirements found in the Washoe County Development Code (Chapter 110 of the Washoe County Code (“WCC”)) in section 110.410.25(c-g).
- l. **(Applicable to all uses)** - The project shall be exempted from the landscaping requirements found in WCC section 110.412.45.
- m. **(Applicable to all uses)** - The project shall be exempted from WCC section 110.306.50(a) which regulates decibels within 300 feet of the property line.
- n. **(Applicable to all uses)** - The project shall be exempted from WCC section 110.306.50(c) which regulates parking per aircraft.
- o. **(Applicable to Energetics only)** - There shall be no blasting or explosives during nighttime and crepuscular periods. Blasting and explosive testing may occur from 3 hours after 6:00 AM to 2 hours before 8:00 PM from May 1 through June 30 of each year to protect mule deer and antelope fawning. The blasting schedule shall occur no more than 50% of the weeks during the months of May and June.
- p. **(Applicable to Air Strip only)** - The project will need to meet the standards outlined in WCC section 110.306.50 (b),(d) and (e)
- q. **(Applicable to all uses)** - Any signage on the parcel shall adhere to the applicable requirements of WCC Article 505, *Sign Regulations*.
- r. **(Applicable to all uses)** - As part of the building permit application submittal for the project, a lighting plan showing the location and configuration of all proposed exterior lighting including a detail of any of the following: parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures shall be provided.
- s. **(Applicable to all uses)** - Pursuant to WCC section 110.414.21(a)(1), any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers

must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

- t. **(Applicable to all uses)** - All structures similar in appearance to cargo containers shall be painted in compliance with WCC section 110.306.10(g).
- u. **(Applicable to energetics)** – The limit for energetics test frequency is 5 tests per day.
- v. **(Applicable to Private Air Strip)** – Airplane and drone flights on Sundays shall not exceed five Sundays per year, at the applicant's discretion, with the exception of medical evacuation flights, which shall not be included in this limitation
- w. **(Applicable to Energetics)** – No drone or energetics testing between sunset and sunrise except for nighttime line of sight drone testing if approved by the FAA.
- x. **(Applicable to all uses)** - The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval, as they relate to the specific use type, shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or change in operator. Any subsequent purchaser/operator of the site shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the applicant complies with all conditions of approval, the business is in operation, and the business maintains all valid business licenses.
- y. **(Applicable to Energetics)** – The applicant has proposed and consents to conditioning the hazardous material SUP on the following limitations which shall also be reflected on the operational plan submitted to the fire district for any explosive permits:
 - Energetics testing of no more than 12 pounds of explosive and/or detonative material per test;
 - Energetics test frequency is limited to 5 tests per day, and no more than 375 tests within a 12-month period, including:
 - o Up to 260 detonators
 - o Up to 40 one (1) gram to five (5)-pound charges
 - o Up to an additional 40 one (1) gram to twelve (12)-pound charges
 - o Up to 40 solid rocket motors
 - o Total tests not to exceed 375 tests within a 12-month period

The applicant is solely responsible for maintaining an accurate accounting of all blasting activity on site and shall provide the records of energetics activity to Washoe County upon

request. The records must indicate the weight, date and time of each energetic tested and must track testing of solid rocket motors and detonators. The applicant must maintain all records for a minimum of 36 months. The applicant will be required to submit an amendment of conditions request to increase any of these limits.

Enforcement of this condition shall be through the review of such records provided by the applicant.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

- a. **(Applicable to all uses)** - The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- b. **(Applicable to all uses)** - A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed to be conveyed onto adjacent property.
- c. **(Applicable to all uses)** - Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Property Owner and any successors, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, the airstrip, private storm drainage infrastructure, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways for review and approval by the County Engineer prior to the approval of any grading or building permit for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements, and a site plan that graphically depicts the access points and features that will be owned and maintained by the Property Owner and any successors.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

- d. **(Applicable to all uses)** - A detailed hydrology/hydraulic report, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drainpipe and ditch sizing calculations, including a discussion of mitigation measures designed for any impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.
- e. **(Applicable to all uses)** - The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.

Washoe County Water Rights

- 3. The following conditions are requirements of the Water Rights Division, which shall be responsible for determining compliance with these conditions.

Contact Names – Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

- a. **(Applicable to all uses)** - Several surface and underground water rights are appurtenant to this property; however, these rights are for specific manners of use. All surface water and groundwater used for quasi-municipal, commercial, or industrial purposes on this property shall have valid water rights to do so. Therefore, it is required that the applicant file with the Nevada State Engineer's Office applications to change the manners of use to satisfy the proposed use of water under this project. Approved water right permits must be acquired before any water is used on this property for the proposed uses.
- b. **(Applicable to Energetics only)** - Prior to the approval of the business license for any company operating on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.
- c. **(Applicable to Housing only)** - Prior to the approval of any building permit for any housing on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.
- d. **(Applicable to Air Strip only)** - Prior to the approval of any building permit for any grading for the air strip on this property, the applicant shall submit to Washoe County approved water right permits with appropriate Manners of Use for the activities proposed with this portion of the Special Use Permit.

- e. **(Applicable to all uses)** - A water plan, approved by the Nevada Division of Environmental Protection, is to be provided to Washoe County prior to the approval of any building permit under this Special Use Permit.

Northern Nevada Public Health

- 4. The following condition is a requirement of Northern Nevada Public Health, which shall be responsible for determining compliance with this condition. These conditions apply to **all uses and phases** associated with this special use permit.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239, jenglish@nnph.org

- a. The project is on a parcel which is served by onsite wells and onsite sewage disposal systems. Based on the remote location, this property and future development will be on a private water system and onsite sewage disposal system or systems.
- b. This SUP is for a commercial operation. Therefore, the onsite sewage disposal system must be designed and permitted by the State of Nevada.
- c. If the project is approved, all subsequent building plans and permits must be routed to EHS for review and subsequent approval.
- d. Prior to approval of people operating out of this site, the site must have approval from NDEP, Bureau of Water Pollution Control for the commercial use of all the septic systems present on the site. If those cannot be permitted, the facility/site must propose to construct onsite sewage disposal systems that will meet the proposed use. This is a requirement to conduct any operations on this site.
- e. The site must also submit the total proposed number of persons per day to be on the site, the total number of persons who will stay overnight on the site, and the total number of visitors per day, per week, and per month. This is required to determine if the facility will be required to become a permitted public water system as required in Nevada Administrative Code (NAC) Chapter 445A.
- f. The site must install a minimum of 3 monitoring wells down gradient from the “energetics” testing area. This area is currently located in an area where groundwater movement could be contaminated. The purpose of a minimum of 3 monitoring wells is to determine the groundwater gradient. Additional monitoring wells may be required, but all monitoring wells must be sampled quarterly once energetics testing has begun. Water monitoring and sampling shall be for all products and known byproducts produced from the energetics testing to ensure there is no offsite contamination or potential contamination to groundwater basins or waters of the US.

Truckee Meadows Fire Protection District

- 5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Jen Donohue, Fire Plans Examiner, 775.447.5780, jdonohue@tmfpd.us

- a. **(Applicable to all uses)** This project shall meet and comply with all applicable requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of business license inspection, construction permit, or operations at

Iveson Ranch (whichever is earliest) to include infrastructure for fire apparatus access roads and water supply. See <https://tmfpd.us/fire-code/>. Alternative design methods and materials may be submitted in accordance with Chapter 1 of the International Fire Code (IFC). This may include access alternatives, water supply, and support apparatus. Fire code requirements shall be re-evaluated and adjusted as activities and/or on-site staff numbers increase for all uses.

- b. **(Applicable to all uses)** Fire apparatus access roads to all operational areas shall be provided and maintained in accordance with IFC Section 503 and Appendix D. Roads shall be all weather surface capable of supporting the transport of the heaviest/largest fire apparatus as confirmed by an applicant provided geotechnical report in accordance with 2018 IFC, Section 104.7.2. Roads shall be a minimum of 20 feet in width, and the grade shall not exceed 10%. Access roadways shall be void of any significant dips, ditches, or elevation changes that would create an issue for the angle of approach, angle of departure, or travel angle of the tractor and low-boy, and proper culverts shall be located in sections in which the road crosses a potential stream, creek, or riverbed (assuming flash flood flows).
- c. **(Applicable to all uses)** Address signage compliant with TMFPD amendment 505.1 for commercial occupancies shall be provided and maintained. Additional signage identifying all access roads, gates, and facility structures or locations shall be provided and maintained. NFPA 704, DOT placarding, and signage in accordance with NFPA 495 shall be provided and maintained (i.e., energetic materials and fuel storage, etc.).
- d. **(Applicable to all uses)** Provide an approved alternative water supply, to include a fixed supply of water to be used for firefighting purposes for both structural and wildland firefighting purposes.
- e. **(Applicable to all uses)** Provide a Vegetation Management Plan in compliance with the adopted International Wildland Urban Interface Code (IWUIC). The plan shall also include a safety zone for staff and emergency responders to seek shelter in the event of a threatening wildfire. The plan shall illustrate fragmentation and air blast mitigations to include orientation into berms/topography, barricades/walls, and any potential debris capture.
- f. **(Applicable to all uses)** Provide a Fire Protection Plan in accordance with WUI Section 405, to be reviewed and approved by TMFPD. The plan shall include means/methods to comply with the State adopted Wildland Fire Protection Plan (WFPP) for the Washoe Rural area. The plan shall also include details outlining the proffered on-site staff firefighting component as mentioned both in the project narrative (page 13) and during subsequent virtual meetings. Those details shall include but not be limited to the following:
 - i. Applicant provided firefighting personnel shall meet and maintain minimum NWCG qualification, or equivalent and approved by TMFPD.
 - ii. Provide training documentation and drill schedule for on-site staff (extinguishers, range firefighting, evacuation) in accordance with the IFC and NWCG qualifications, or equivalent and approved by TMFPD.

- iii. Establish a communications plan to include means/methods for interoperability with responding agencies (coordinate with TMFPD and BLM).
 - iv. Applicant provided firefighting equipment shall comply with the most current edition of the NWCG Red Book. An inspection of equipment shall be conducted and approved either by TMFPD or a qualified/certified third party. Where applicable, inspection documentation shall be provided to TMFPD for review and acceptance.
- g. **(Applicable to Energetics and Airstrip)** Complex or major facilities as determined by the fire code official shall have a Fire Protection Report submitted prior to activities and/or operations commencing in accordance with IFC 104.12 (amended).
- h. **(Applicable to Energetics only)** Operational permits in accordance with the adopted International Fire Code shall be required for all explosives and shall comply with the IFC and NFPA for storage and use. Conditions of the operational permit for use shall include but not be limited to providing standby fire protection. The applicant shall provide standby fire protection during scheduled energetic testing sessions. Standby fire protection shall include water for fighting and qualified/trained firefighting personnel. This may be done through one of the following methods:
- applicant provided personnel and equipment (see item f requirements) as approved by TMFPD,
 - a contract for stand by fire protection with TMFPD,
 - by a qualified/certified third party provider. Where a contract for services shall be submitted to TMFPD for review and acceptance.
- i. **(Applicable to Energetics only)** Submit a Hazardous Materials Inventory Statement (HMIS) and Hazardous Materials Management Plan (HMMS) quantifying Net Explosive weight, types, storage method and maximum on site.
- j. **(Applicable to Energetics only)** Records and record keeping of explosives and hazardous materials storage and use including proposed scheduling of energetics testing, weather/ wind criteria, misfire procedures, communications, exclusion zones, and public notification protocols shall be kept in accordance with Chapter 56 of the IFC.
- k. **(Applicable to Energetics only)** Provide a site plan to identify outdoor storage footprints as well as any containers, boxes, trailers and magazine storage. The site plan shall illustrate clear fire lanes with access on all sides needed for firefighting and no stacking that impedes egress/apparatus in accordance with IFC Chapters 3 & 5.

- l. **(Applicable to Airstrip only)** If aircraft fueling is proposed in the future, the applicant shall submit a fueling operations plan, which shall include the fuel storage method on site, spill control procedures, emergency shutoffs procedures and minimum separation from hangar/structures.
- m. **(Applicable to all uses)** Submit a pre-incident plan to include site maps, hazards, water locations, Knox access and shutoffs.
- n. **(Applicable to all uses)** Provide an emergency action plan covering medical evacuation, air medical evacuation landing zone, and coordinated communication with Gerlach resources.

Washoe County Parks and Open Space

6. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.3623,
fpekar@washoecounty.gov**

- a. **(Applicable to Energetics only)** - Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, it is recommended that the applicant use best practices for dark sky compliance and minimize night-time lighting as much as possible.
- b. **(Applicable to Energetics only)** - Consistent with the 2008 Regional Open Space and Natural Resource Plan goals, applicant shall consult with Nevada Department of Wildlife (NDOW) for impacts the proposed development may have on protected species in the area.

Nevada State Police

7. The following conditions are requirements of the Nevada State Police, which shall be responsible for determining compliance with these conditions.

**Contact Name - Nicole Hoekstra, Business Process Analyst III, 775.684.7526,
nrhoekstra@dps.state.nv.us**

- a. **(Applicable to Energetics only)** - The applicants shall obtain a Hazardous Materials Permit. You can find more information and begin the application process at: <https://fire.nv.gov/bureaus/FPL/Hazmat/>

*** End of Conditions ***