

Black Rock Station Specific Plan

Development Standards
Handbook



BLACK ROCK STATION SPECIFIC PLAN DEVELOPMENT STANDARDS HANDBOOK

Section 1.0 Introduction

This document is the Development Standards Handbook for the Specific Plan known as Black Rock Station. Black Rock Station is a 200 acre parcel owned and operated by Black Rock City, LLC. The subject parcel is intended to support Black Rock City LLC's current and future regional activities, particularly the annual event commonly referred to as "Burning Man." This Development Standards Handbook is consistent with the standards and content contained in Washoe County Development Code Article 442 Specific Plan Policies and Procedures, and in generally applicable elements of the Washoe County Code. Adoption and implementation of this Specific Plan shall be consistent with NRS 278 and 278A. The development standards and procedures contained in this handbook will form the regulatory framework for the development of the Black Rock Station Specific Plan. For standards and procedures not addressed in this handbook, the standards and procedures of the Washoe County Development Code will be applied.

1.1 Project Location

Black Rock Station is located in the High Desert planning area on the south side of Jackson Lane, approximately 4,000 feet from the intersection of State Route 34 and Jackson Lane in Hualapai Valley. The subject parcel is addressed as 88 Jackson Lane and consists of 200 acres. APN: 066-030-23. Figure 1 depicts the property, while Figure 2 provides an overall context map depicting the Hualapai Valley.



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Figure 1 – Vicinity Map



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Figure 2 – Regional Context Map



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1.2 Purpose of a Specific Plan

A Specific Plan is a planning and regulatory mechanism that allows implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, have compatible uses, conserve energy, achieve coherent and diverse development and ensure that roads and other infrastructure are adequate to serve the development. Additionally, this plan is designed to provide the flexibility that Black Rock City, LLC needs to support its evolving activities while also providing Washoe County and surrounding property owners with assurances on the overall magnitude and intensity of development. A stated purpose of a Specific Plan is to allow for flexibility of design. This is directly stated in in Section 110.442.00 of the Washoe County Development Code– “Flexibility of Development is a prime directive of the Specific Plan Regulatory Zone.” Once approved, this Plan and this Development Standards Handbook shall supersede all existing Special Use Permits and their conditions of approval.

1.3 Project Purpose

Over the years, Black Rock City LLC’s activities have increased from the single annual “Burning Man” festival around Labor Day weekend to a year-round presence in the Gerlach area. Various uses are needed on the subject parcel to support not only the annual Burning Man festival but other Burning Man-related activities as well. Some of the uses on the subject parcel will include employee housing, food service, and industrial yards. Many of the uses and activities on the subject parcel will be active year-round, such as industrial storage, agricultural projects and art fabrication. Some of the uses will occur only during a portion of the year.

1.4 Potential Land Uses

Potential uses for this parcel may include tourist facilities, campgrounds, alternative energy, and agriculture. With this in mind, the Specific Plan is intended to set limits, guidelines and assurances that these uses can be accomplished with minimal impact to the surrounding area.

The annual Burning Man festival (generally held during Labor Day week) has long been the focus of Black Rock Station. However, one factor influencing this Specific Plan is the recognition that Burning Man-related events have the ability to occur throughout the year. This Plan is designed to facilitate and manage any new events or activities that may be based on the Black Rock Station site. For example, many Burning Man participants have developed an appreciation for the High Desert area and are interested in year-round visits.

For clarification, “the annual festival” refers to the existing Burning Man gathering. Emergency services and infrastructure needs for this gathering have been in place for many years and are managed by agreements between Black Rock City, LLC and various service providers. While the uses and development described here are distinct from the annual festival; the primary purpose of Black Rock



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Station Specific Plan is to provide support to the festival in the form of industrial space, vehicle maintenance, and housing space.

1.5 Owner/Developer

Black Rock City, LLC is the owner of the property and the operator of the annual Burning Man event. This agreement shall apply to Black Rock City, LLC and any successors and assigns. The term “owner/developer” shall be used for the remainder of this document.

1.6 Compatibility with Surrounding Uses and Regulatory Zones

The Black Rock Station Specific Plan is a unique concept in a unique area. This uniqueness results in some compatibility challenges that this Development Standards Handbook seeks to address. The area itself is unique in two ways. First, it is more remote and rural than the vast majority of areas where development in the region typically occurs. The surrounding land uses are almost exclusively on very large lots and are associated with ranching or other forms of agriculture. The area is an expansive, mostly flat valley that provides for impressive vistas from any location within it. Second, the area is home to some important natural and scenic resources. These resources not only provide a small but steady stream of tourists with great outdoor experiences, they perhaps more importantly provide the day to day backdrop to the area’s residents and form a crucial part of the residents sense of place and their community character. These resources include the world famous Fly Geyser which can be seen from the subject property and adjacent properties, numerous scenic desert “flats,” and the mountains that form the valley itself. These resources should be protected from damaging impacts, including those to their scenic quality.

In general, this Specific Plan strives for compatibility with the surrounding area through the use of generous setbacks and the clustering of development within the property, by restricting the hours excessive light and noise may occur, and by requiring that facilities and resources be in place that are commensurate with development. The design intentionally locates the lowest intensity uses (small scale agriculture and open space) to the east where the property adjoins an existing residential site. Uses within the site are arranged so as to minimize road construction and site disturbance. Buffering is required where appropriate to shield the industrial type uses, but innovative buffering methods are required due to the likelihood that trees would be difficult to keep alive, and berms and fencing may negatively impact scenic vistas. Specific buffering, landscaping and screening requirements are discussed in more detail in section 3 of this document.



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Section 2.0 Allowed Uses and their Locations within the Plan

Black Rock Station is designed so that allowed uses are segregated and grouped according to broad use types. The plan identifies separate sections for Residential, Industrial, Commercial, Civic, and Agricultural uses, as well as an area identified for future expansion through the regulatory zone amendment process. Some allowed uses within the Black Rock Station Specific Plan do not occur in the Washoe County Development Code table of uses and therefore are defined herein. All other uses have the definition afforded them in the Washoe County Development Code. This section of the Development Standards Handbook lists all allowed uses for each use type, provides definitions of certain terms for those uses not found in the Washoe County Development Code, and provides a graphic representation of where those uses are allowed to occur on site. Definitions included herein shall be construed consistently with definitions set forth in the Washoe County Development Code. Uses not identified in this handbook are prohibited.

2.1 Definitions of Uses

2.1.1 General Definitions

Permanent structure: any structure that is built and remains within the Specific Plan area for 90 days or longer.

Temporary Structure: any structure that is built and remains within the Specific Plan area for less 90 days.

Staff: employees or representatives of owner/developer.

Short-term Use: a use in existence for not more than 90 days in a calendar year.

Temporary Housing: RVs, cargo container living units, modular units and mobile homes that shall not be inhabited for more than 90 days in any calendar year. (Note that storage of these units while not inhabited is allowed and is covered under Commercial Uses).

Volunteers: workers who may inhabit/utilize the site as part of official owner/developer functions but who are not formal employees.

2.1.2 Residential Use Definitions



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Residential Uses at Black Rock Station are intended to provide short-term housing for owner/developer staff and volunteers, permanent housing for owner/developer employees involved in the management of activities, and for guests attending events and vacationing. The overall intensity of residential uses is further limited in Section 2.6 Residential Area Uses.

Barracks (Short-term Housing): permanent structures designed to provide short-term residency for volunteers and employees of owner/developer.

Cargo Container Living Units: sleeping quarters made from converted cargo containers, designed to provide short-term housing for employees/volunteers of owner/developer. The placement and use of these units requires a Washoe County building permit. Therefore, these units will be allowed upon adoption by the Washoe County Building and Safety Division of applicable building codes.

Employee Campground: outdoor area designed to accommodate travel trailers and RVs, designed to provide short-term housing for employees/volunteers of owner/developer.

Modular Units: portable pre-fabricated housing units designed to provide short-term housing for employees/volunteers of owner/developer.

Recreational Vehicles: vehicles constructed specifically to serve as self-contained camp dwellings containing sleeping and cooking facilities. Units within this category shall possess a state-issued vehicle registration and may be driven/towed on public rights-of-way (i.e. motorhome or travel trailer).

Single Family Housing: any permanent single family dwelling. This Specific Plan area is limited to a maximum of 2 single family dwellings plus one accessory dwelling for each of the primary dwellings. Accessory dwellings shall be no larger than 1000 square feet.

Art Installations: individual installations of sculpture or art that is suitable for outdoor display and intended to accompany an allowed use. Such installations shall be located within the Specific Plan property in accordance commonly accepted best practice engineering safety standards. The owners will ensure potentially dangerous installations are constructed according to appropriate standards, similar to how the owners review the safety of installations constructed at the annual event off the property. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the rest of the property.

Art Park: a park area exclusively designated for the outdoor display of artwork as well as basic park amenities such as walking paths, benches, etc. All art within an Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, blinking, flashing and/or animated



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signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 p.m.

Communication Facility: antennas and tower-mounted equipment used to provide communication services at Black Rock Station and the surrounding area.

Community Farm: an agricultural area at which invited participants may conduct activities related to vegetable production and animal rearing on a modest scale not requiring heavy equipment and not generating significant noise or waste products. Management of animal or vegetable waste products will comply with all local and state regulations. Retail and wholesale trade of products produced on the community farm is subject to all state and local regulations.

Landscape Art: individual installations of sculpture, murals or other types of art suitable for use as a screening or buffering tool and used in place of typical materials such as trees and fences.

Commercial Storage (indoor): the storage of materials related to on-site uses or off site activities of the owner/developer in either mini-storage type buildings or cargo containers. Such materials may be owned by owner/developer or by customers of owner/developer.

Commercial Storage (outdoor): the storage of materials related to owner/developer activities, in outdoor areas. Such materials may be owned by owner/developer or by customers of owner/developer.

Composting: facility designed to collect and store natural organic waste matter for the purpose of creating soil and soil amendments for agricultural purposes. Composting activities will comply with all local and state regulations regarding composting.

Inoperable Vehicle Storage: the orderly storage of inoperable vehicles used in the production of owner/developer activities. Inoperable vehicles are vehicles that are not state registered.

Operable Vehicle Storage: the orderly storage of operable vehicles used in the production of owner/developer activities. Operable vehicles are vehicles that are state registered.

Recreational Vehicle Storage: the orderly storage of recreational vehicles used in the production of owner/developer activities. 'Recreational vehicle' means a vehicular-type unit primarily designed as temporary living quarters for travel, recreational or camping use, which may be self-propelled, mounted upon, or drawn by, a motor vehicle. The term includes a recreational park trailer (per NRS 482.101).

Detached Accessory Structures: structures to support primary uses, primarily as defined in Washoe County Code Section 110.306.10. Detached accessory structures commonly include storage sheds, pump houses, etc.



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2.2 Standards Not Addressed

Any development standards not specifically addressed in this Specific Plan shall be subject to the requirements set forth in the Washoe County Development Code and/or High Desert Area Plan. For the purposes of Black Rock Station, the General Rural zoning standards shall be applied.

2.3 Land Use

The following sections provide a map of the location and configuration of each area, describe the specific use types allowed in the area and any development standards applied to those uses, and provides a general description of the area. Figures 3 through 11 show the property divided into sections based on land use types. Each Figure is accompanied by a description of the area, and development standards to be applied to uses within each area.

Ratio of residential to non-residential development: Of the 200 acres within the Plan, approximately 25+/- acres are designated for residential uses. The remaining 175 acres are non-residential, including industrial, commercial, agricultural and civic. The project is therefore 15% residential and 85% non-residential, by acreage.

2.4 Overall View of Site

Figure 3 shows the individual areas of this plan. Individual areas are labeled and bordered. Note that all areas of the property fall within one of these individual areas. More intense uses are grouped near the existing developed portion of the site while less intense uses are located at the property edges. In particular, attention has been placed on separating the adjacent residential use to the East from any intense use.

2.5 Industrial Area

The Industrial Area is located mostly internal to the site with one boundary on the external west boundary of the specific plan. The Industrial Area will receive the majority of the screening and buffering applied to the site. These requirements are shown on Figure 4 in Section Four of this document. The following are the allowed uses within the Industrial Area.

Uses with specific development standards:

Commercial Storage (indoor and outdoor) Indoor commercial storage includes the storage of materials used in the production of owner/developer events, in either mini-storage type buildings or cargo containers. Use of the storage space is to be limited to participants in owner/developer events. The



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intent of providing storage is to reduce the need to transport materials to and from the site each year. The facility is to be managed by owner/developer staff that will control access and provide security and maintenance. Commercial Storage must remain within the Industrial area. If Commercial Storage is desired in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required.

Inoperable Vehicle Storage shall remain within the screened Industrial area. If storage of Inoperable Vehicles is desired in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening, as shown on Figure 4 and pursuant to Section 3 of this Specific Plan, shall be constructed surrounding this use type.

Operable Vehicle Storage must remain within the screened Industrial area. If storage of Operable Vehicles is desired in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening, as shown on Figure 4 and pursuant to Section 3 of this Specific Plan, shall be constructed surrounding this use type.

Recreational Vehicle Storage must remain within the screened Industrial area. If storage of Recreational Vehicles is desired in an area other than Industrial as identified on the site plan, an amendment to the Specific Plan shall be required. Maximum screening, as shown on Figure 4 and pursuant to Section 3 of this Specific Plan, shall be constructed surrounding this use type.

Art Installations Such installations shall be constructed in accordance commonly accepted best practice engineering safety standards. The owners will ensure potentially dangerous installations are constructed according to appropriate standards, similar to how the owners review the safety of installations constructed at the annual event off the property. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area Plan and is envisioned within or adjacent to the existing landscaped site to the southeast of the main entrance from Jackson Lane. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, blinking, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 p.m.

Communication Facility There shall be a maximum of two Communication Facilities within the Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Administrative Office is allowed in all areas. If the use is established in an area and located in a stand-alone building it shall be within one of the conceptually located footprints found on Figure 4.



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Composting is allowed but is restricted to the composting of materials generated on site or at the annual event off site. The importation of materials for composting from any site other than the annual event is prohibited.

Temporary Housing is allowed but is limited to a maximum of 30 units at any given time.

Uses subject to the development standards of the Washoe County Development Code:

Community Farm

Custom manufacturing

Renewable Energy Production

Limited and Intermediate General Industrial

High Technology Industry

Salvage Yard

Heavy and Light Wholesale and Distribution

Safety Services

Automotive repair

Equipment repair

2.6 Residential Area

Figure 5 shows the residential use area. The residential area is located in the northwest portion of the site. It contains both permanent and short term housing. Minimal to moderate screening and buffering is required for this area, as depicted on Figure 5. Figure 5 also indicates the approximate footprints of the structures constructed for these uses. Applications for building permits must show substantial conformity to these building placement locations. The Specific Plan area is limited to a maximum of 2 single family dwellings, plus one accessory dwelling for each of the primary dwellings. Accessory dwellings shall be no larger 1100 square feet.

Maximum Residential Intensity

In addition to the restrictions on all short-term and temporary housing to no more than 90-days per calendar year (see definitions above); overall residential intensity is further limited to no more than 500



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individuals at any given time, including those permitted in the Industrial Area. This dual approach to regulating residential intensity will have many positive impacts. It will directly limit the impact on the local area during the busiest time of year, it will facilitate the management and administration of the site throughout the year and especially during the busiest times, and it will limit the total amount of overall activity on the site. It will also serve to limit the impact on required resources including road infrastructure, water and sewer.

The following are the allowed uses within the Residential Area.

Uses with specific development standards:

Single Family Dwelling Single family dwellings shall not exceed a total 5,000 square feet. Any architectural style maintaining a single family appearance is acceptable. A manufactured home shall be allowed provided it maintains a single family appearance. Landscaping, including landscape art, as generally depicted in Figure 5, is required to be shown on any building permit application and installed prior to a certificate of occupancy.

Employee Campground The employee campground is located in the residential area but adjacent to the Industrial Area. This use will serve volunteers/employees of the owner/developer. Any bathroom facilities associated with this use shall be connected to a septic system approved by Washoe County. This area may include improvements such as picnic tables and bathrooms or may be left undeveloped except for any required paving and landscaping. The Employee Campground shall be limited to a maximum of 50 spaces.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 p.m.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the entire Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Barracks as depicted on Figure 5 are for the housing of employees and volunteers affiliated with the owner/developer. Residency in these facilities shall be on a short-term basis. These facilities shall not



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exceed one story in height and shall be limited to a maximum of five (5) buildings. Additional buildings may be considered with subsequent review and amendment to this Plan. Individual rooms within these buildings shall not include cooking facilities. Instead, each building may include one common kitchen, as well as communal bathroom facilities as approved by the Washoe County health District. Allowable placement of barracks is within the footprints conceptually described by Figure 6. Total room count for all barracks shall not exceed 85 rooms. Each room shall be limited to occupancy by 4 people. Landscaping, as generally depicted in Figure 5, is required to be shown on any building permit application and installed prior to a certificate of occupancy.

Cargo Container Living Units do not include a permanent foundation. Given this, they shall not be stacked on top of each other. Such units shall not include cooking or sanitary facilities. No advertising is allowed on cargo container living units. Units shall be rust free and include neutral earth tone colors. The total number of Cargo Container Living Units shall not exceed 50 units.

Modular Living Units do not require permanent formal foundations. Such units shall not include cooking or sanitary facilities. No advertising is allowed on modular units. Units shall be rust free and include neutral earth tone colors. The total number of Modular Living Units shall not exceed 50 units.

Administrative Office is allowed in all areas. If the use is established in this area and located in a stand-alone building it shall be within one of the conceptually located footprints found on Figure 5.

2.7 Civic Area

Figure 6 shows the Civic Use area. This area is located generally at the entrance to the property and contains a park, and parking facilities which may be used for uses throughout the site. The primary purpose of civic uses on the site is to enhance the area through the provision of additional recreational, cultural and infrastructure amenities.

The following uses are permitted within the Civic Area

Uses with specific development standards:

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art



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Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 p.m.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the entire Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Administrative Office is allowed in all areas. If the use is established in this area and located in a stand-alone building it shall be within one of the conceptually located footprints found on Figure 6.

Uses subject to the development standards of the Washoe County Development Code:

Community Farm

Nature Center

Active and Passive Recreation

2.8 Agricultural Use Area

Figure 7 outlines the Agricultural Use. The area is located on the eastern portion of the site. The expected purpose of this area is to allow for the development of agricultural uses that support owner/developer activities. This may include the raising of crops and/or animals for consumption by employees and guests, composting, etc. This may also include the raising of crops and animals to supply restaurants at the Conference Center or at other owner/developer activities. Any such use of crops and animals raised on site is subject to all relative state and local regulations.

The allowed uses included here for this area are limited. The owner/developer may realize a need for expanded uses in this area in the future and may then pursue an amendment to this Plan. Agricultural operations may include the use of motorized equipment to transport materials, work the soil, etc., however all operations will adhere to Washoe County Code for noise generation or other impacts. In no case shall noisy or intense uses be located close to a neighboring residential site. It is not the intent of this Plan to permit intensive, agribusiness operations on this site. Any agricultural activities would serve as an accessory to other Burning Man activities.

Screening and buffering requirements for this site are minimal. However, any structures required to support the allowed uses shall be located in general proximity of the northern property line and outside the setbacks indicated in Figure 8.

The uses permitted in this area are as follows.



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Uses with specific development standards:

Administrative Office is allowed in all areas. If the use is established in this area and located in a stand-alone building it shall be within one of the conceptually located footprints found on Figure 8.

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park lighting may include the use of neon. However, flashing and/or animated signs/lights shall be prohibited. Lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 p.m.

Communication Facility is allowed in this area. There shall be a maximum of two Communication Facilities within the entire Specific Plan area. The maximum height of all antennas and towers shall be 100 feet and all antennas, towers, and other equipment shall be neutral in color.

Composting is allowed but is restricted to the composting of materials generated on site or at the annual event off site. The importation of materials for composting from any site other than the annual event is prohibited.

Agricultural Processing is allowed but is restricted to the composting of materials generated on site. The importation of materials for agricultural processing from any site other than the annual event is prohibited.

Animal Slaughtering, Agricultural is allowed but is restricted to the animals raised on site. The importation of animals for slaughter is prohibited.

Produce Sales is allowed but is restricted to the goods produced on site. The importation of agricultural sale from any other site is prohibited.

Uses subject to the development standards of the Washoe County Development Code:

Community Farm

Animal Production

Crop Production



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2.9 Future Expansion Area

The future expansion area is located across the southern portion of the property from the west boundary to the east boundary as depicted in figure 8. The available uses in this area are very limited. The owner/developer may seek to add uses to this area in the future as the needs and directions of Burning Man operations evolve. Tourist-oriented facilities may be desirable in this area as a means of supporting and promoting High Desert conservation, education, and recreational uses. Some potential uses the owner may seek in the future include meeting and convention facilities, hotel/motel, eating and drinking establishments, and other similar commercial uses. The addition of any uses beyond those identified in this plan will require the processing of a Regulatory Zone Amendment as described in the Washoe County Development Code. This portion of the overall site may be utilized for storm water drainage facilities necessary to support development in other parts of the plan.

The uses permitted in the future expansion area are:

Uses with specific development standards:

Art Installations are allowed in this area. Such installations shall be located within the Specific Plan property in accordance with Washoe County engineering and safety requirements. An example of an art installation would be a sculpture placed within an existing landscape area. Art installations shall be subject to the same lighting restrictions as the primary property use. Art Park and art installations in this area shall not include any lighting. The location of any art installations must not obstruct the scenic vistas of neighboring properties.

Art Park is an allowed use in this area. All art within the Art Park shall be displayed and maintained as the art was in its original condition, and shall be used as an outdoor art display area only. All art within the Art Park shall be weatherproof, so as not to deteriorate from the original condition. All deteriorating art shall be promptly removed from the Art Park. The Art Park shall not be used as a storage area. Art Park and art installations in this area shall not include any lighting. The location of any art installations must not obstruct the scenic vistas of neighboring properties.

Passive Recreation Low impact, low intensity passive recreation is allowed in this area. Typical uses include walking trails.



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3.0 Development Standards

3.1 Setbacks

Setback standards are included to ensure proper relationships with adjoining properties and overall safe pedestrian and vehicle circulation.

Setbacks within Black Rock Station are designed to protect the rural character of the area and screen onsite operations from adjoining parcels and roadways. Therefore, perimeter setbacks are increased beyond normal base zoning distances in order to allow area for appropriate buffering, fencing, and landscaping as the property is developed in the future.

Table 1 provides the overall setback requirements for Black Rock Station.

Table 1 – Required Setbacks

Yard	Black Rock Station
North	50' setback (single family residential 20')
South	100' setback
East	100' setback
West	50' setback (single family residential 20')
Accessory Structures less than 12' in height	10'

3.2 Building Heights

A thirty-five (35) foot building height is allowed within the Specific Plan to accommodate shop-type buildings which typically require a higher indoor ceiling height in order to meet OSHA and other applicable safety regulations. This height standard is the same as for the existing base zoning and therefore conforms to Table 110.406.05.1 of the Washoe County Development Code.

Building height restrictions do not apply to communication or utility structures. These facilities are regulated by the Washoe County Development Code and/or the Federal Communications Commission.

3.3 Parking

Any dust free stabilized surface may be utilized for parking. Landscaping and lighting requirements for parking are as conceptually depicted on the maps of individual use areas. The number of required



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parking spaces for proposed uses is as required in Washoe County Development Code, Article 410, Parking and Loading. Request to alter specific parking standards shall be made at the time of the building or permit request by means of a Director's Modification of Standards.

3.4 Building Placement and Building Site Coverage

The site plans in Figures 4-9 depict conceptual footprints for structures. All new buildings must be in substantial conformance with the conceptual footprints depicted on those plans. The Specific Plan does not restrict overall building coverage. However, other standards such as setbacks, parking, landscaping, etc. are provided herein or in the Washoe County Development Code.

3.5 Landscaping and Screening

The High Desert Area Plan recognizes that the environment of Hualapai Valley is one in which water is a precious commodity. Therefore, the landscaping standards adopted by this Specific Plan implement drought tolerant landscaping and xeriscape concepts in order to promote water conservation. Based on repeated input from Gerlach residents, it is also recognized that non-native plant species appear out of place when used in a large landscape and that suburban-style landscape designs do not reflect local aesthetic preferences. The standards include provisions for the use of native plants which blend with the area. Scenic vistas are expansive in this area and attempts to screen uses may inadvertently also disrupt these vistas from neighboring properties. The placement of any landscaping or screening should attempt to avoid this scenario.

In circumstances where only a portion of the property is being developed (i.e. communication tower on an overall larger parcel), the landscape requirement area shall be defined based on the area disturbed by development, not the parcel as a whole. In effect, areas not designated for development will be left in a natural condition.

The following standards shall apply to Black Rock Station:

1. Non-native landscaping, with the exception of limited evergreen trees, shall be prohibited.
2. In areas where any industrial operations may be visible from adjoining properties or roadways, the screening standard described in Section 3.6 shall apply.
3. Climatic adaptive plants, as identified by the Washoe County Cooperative Extension or Washoe Storey Conservation District, shall be required for all plantings within newly developed landscape areas.
4. No turf shall be allowed unless directly associated with a residential use or other developed housing area. Commercial campgrounds may include turf areas, not to exceed 5% of the total



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campground area.

5. Other than perimeter landscaping, additional landscaping within the industrial and storage areas of Black Rock Station is not required. A minimum of 20% of the developed area shall be landscaped for the single family home area, campground areas, barracks areas, and destination resort areas. Perimeter landscaping is designed to buffer all external impacts (see # 2 above).
6. Areas disturbed by development shall be reseeded with native seed or treated with a Health Department approved dust palliative to prevent blowing dust. Reseeding shall use a seed mix approved by the Washoe Storey Conservation District or University of Nevada Cooperative Extension and shall include temporary irrigation. Irrigation may be halted upon determination from a Nevada certified landscape architect, the Washoe Storey Conservation District, or the University of Nevada Cooperative Extension that plants are established and no longer require irrigation (compliance to be determined by the Department of Planning and Development).
7. When the typical approach to landscaping calls for trees or shrubs, landscape art may be installed as an alternative. Landscape art should be utilized whenever it can achieve the same screening, buffering, and aesthetic results that the use of traditional landscaping would achieve. Landscape art is distinctive from other art installations. Any individual landscape art installation must use colors consistent with typical botanical landscaping and may not use reflective or shiny materials on its visible surface.
8. Standards not addressed shall be subject to the provisions of Article 412 of the Washoe County Development Code.

3.6 Specific Buffering Requirements

Most uses within the specific plan area do not require buffering or screening. However, the Industrial and agricultural use areas shall be screened and buffered as follows:

1. Industrial: As generally depicted in Figure 4, Industrial Use Area, screening and buffering shall achieve 95% screening of uses. Methods of screening may include any combination of berms, landscaping, fencing, and art installations (including murals utilizing color palette consistent with the High Desert environment) to achieve the standard. Fences must be consistent with the Fencing standards found below. It is the intent of the buffering standard to achieve screening of uses while blending in with the natural surrounding environment.
2. Agricultural: The agricultural area shall maintain a 100' wide open space buffer adjacent to the eastern boundary. No uses other than crop or animal production may occur with this buffer. No structures shall be permitted within this buffer.



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3.7 Fencing

Fencing shall be used, as necessary, to screen uses within Black Rock Station from surrounding properties or to provide separation between uses where desired. The following standards shall apply to Black Rock Station:

1. Solid fencing on the perimeter of the property is prohibited.
2. Perimeter Fencing shall not exceed eight (8) feet in height. Interior fencing shall not exceed 10' in height.
3. Solid screening consisting of fences, buildings or other structures greater than 50' in length must not create a monolithic appearance. The use of landscaping, art installations, murals, or other treatments must be applied to break up the monolithic nature of solid screening.
4. Split rail fencing is permitted. However, when used as part of a required landscaping or buffering solution, it must be augmented with additional landscape materials.

In areas that include a large number of storage containers at the perimeter of the developed area, fencing may be omitted as these containers provide effective screening of internal uses. However, landscaping, in accordance with the standards described herein must be provided. No stacking of cargo containers shall be allowed. Containers shall be primarily earth tone or muted colors with primary or other bright colors used sparingly, and shall match if used as a screening mechanism. Additionally, all container doors shall be oriented inward to the site.

3.8 Architecture

Given the mix of allowed uses, all architectural styles shall be allowed provided they meet the other applicable development standards found in this document or the Washoe County Development Code. All bare or galvanized metal buildings shall be coated to prevent a shiny appearance. Acceptable treatments include Natina™, factory powder coating, etc. Colors shall blend with the surrounding undisturbed terrain.

3.9 Lighting and Noise

Many of the uses currently allowed throughout the area have the potential to generate excessive noise or light. Agricultural processing and security lighting are two common sources of noise and light. The specific concern at Black Rock Station is that the allowed uses may generate noise and light beyond what is normally anticipated for allowed uses in the area, and during times of day that can increase the impact of the noise and light. Quiet nights and dark skies are a component of the desired community



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character and therefore negative impacts to these features are to be mitigated. Therefore the following standards will apply to any source of light and noise.

1. Activities generating outside noise such as amplified music and industrial activities will cease at 10:00p.m. Otherwise, the noise standards found in the Washoe County Development Code will apply to all noise generating activities.
2. Lighting can be used for any typical purpose including accentuating building architecture, art displays, and for security purposes.
3. Lighting which results in spill-over or glare on to any non- owner/developer property or roadway is prohibited. All lighting shall be down shielded such that lighting is emitted downward only and shall be the minimum amount of lighting required in order to meet basic safety and functionality standards.
4. Art parks/installations may incorporate the use of neon lighting as it relates to the art work being displayed. Flashing or animated illumination is prohibited. Neon lighting for art park/installation lighting shall be restricted to Fridays and Saturdays and shall not extend past 10:00 p.m. Other lighting of art parks or installations is permitted any day but shall not extend past 10:00p.m.
5. Other sources of light, including fires, headlights not needed for transportation safety, and art installations or holiday decoration must cease by 11:00 p.m. on Fridays and Saturdays and by 10:00p.m any other day.
6. The Specific Plan requires lighting for safety and security purposes. Security lighting shall be allowed at the primary access to the Black Rock Station facility. Additionally, security lighting shall be allowed on buildings, as well as on posts within the various yard areas. This lighting shall be at the discretion of owner/developer. Light posts shall not exceed twelve (12) feet in height. Lighting that exceeds 10' in height on a building shall be dimmed between the hours of 11:00 p.m. and sunrise. Lighting that is located on a post shall be turned off between the hours of 11:00 p.m. and sunrise.

3.10 Minimum Lot Area

Lot areas within Black Rock Station shall be a minimum of 40 acres per the Rural Master Plan designation. Any future subdivision of the property, through Division of Land into Large Parcels (DLP), for example, shall conform to the standards outlined for the General Rural Zoning Designation within the Washoe County Development Code. The intent of this is to ensure that no parcel less than 40 acres is created within the Black Rock Station Specific Plan. Any new parcels created must correspond to the boundaries of the individual use type areas depicted in figures 3-9.



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3.11 Natural Hazards

The Washoe County Fire Hazard Map identifies this parcel as having a high risk for wildfires. The owner/developer is prepared to take this risk seriously. As such, an Emergency Services Plan has been developed and is included as Appendix 1.

The generally level topography of the area aids in the control and avoidance of wildfire danger. In order to maintain a low level of wildfire risk, owner/developer will avoid landscaping practices that raise wildfire exposure and will maintain proper fire vehicle access to the site at all times.

3.12 Traffic

Due to the wide mix of uses and the anticipated phasing of the development, it is difficult to determine the nature and timing of any traffic mitigation measures that may be required. Therefore, a traffic study conducted by a licensed Nevada traffic engineer will be required in in years 3, 6, 9, and 12 following adoption of this plan. Any required mitigation, as determined by Washoe County following review of the study, will be constructed within 18 months of the submittal of the study. Washoe County shall review and identify the required mitigation within one month of receiving the study.

In addition, at the request of either party, Washoe County and the owner will participate in annual traffic monitoring meetings intended to identify any mitigation that should be implemented in the intervening time between traffic studies. Requests for these meetings must be made at least one month in advance of the requested meeting time unless both parties agree to waive this requirement. Failure to implement required mitigation will result in a cessation of building permit issuance and or renewal of business licenses on the site. Only impacts directly related to activities on the subject parcel shall require mitigation.

3.13 Paving Standards

All parking and interior roadways shall be constructed of not less than 6 inches of road base material, acceptable to the County engineer, and compacted to 95% Maximum Dry Density (MDD). An approved dust palliative such as magnesium chloride shall be applied to all parking, loading, and maneuvering areas not less than two times every calendar year.

Where a hard, all-weather surface is needed/required, any dust free alternatives to blacktop/petroleum based asphalt, including Health Department approved dust palliatives (i.e. magnesium chloride), interlocking paving stones, stamped concrete, cellular block, or other proven systems (trade names include Eco-Grid, Grasscrete, etc.) may be used. All required handicap parking spaces shall be constructed to the requirement of Washoe County Development Code, Article 410, *Parking and Loading*.



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3.14 Sewer

No sewer system is available within the Hualapai Valley. Therefore, the use of an engineered septic system(s) shall be allowed. However, it is unlikely that a proliferation of independent systems will receive approval from the Washoe County District Health Department. While the development of the property is likely to proceed in phases, it may still be necessary to design a comprehensive system to adequately serve the entire project. Systems that can be designed to expand coincident with development may be required. All septic systems shall be designed to the standards of and approved by the Washoe County District Health Department and the Nevada Division of Environmental Protection. Given the predominately non-residential nature of the site, a septic system designed to commercial standards may be required at the discretion of Washoe County. Such a requirement is to be based on the regulations of the relevant state and local authorities at time of development. Washoe County will withhold the issuance of any applicable development-related approvals until the sewer capacity required to support the new development is approved by the Washoe County District Health Department.

3.15 Water

This Specific Plan recognizes that water is a valuable resource in the area. Any new land uses or activities that increase water demand shall be required to show that sufficient water and water rights are available to support the project. To accomplish this, any new use shall provide to the Washoe County Community Services Department an estimate of water demand for the new use. This estimate shall be based on accepted water demand calculations commonly in use on comparable projects, or other methodologies at the discretion of Washoe County. Proof of water and water rights availability shall be provided.

Additionally, Black Rock City LLC is required to provide Washoe County with an annual log of monthly well meter readings to verify actual water demands and usage. If logs demonstrate actual water usage higher than the permitted usage, uses shall cease until additional water rights can be dedicated and verified by the State Engineer and Washoe County.

Projects may use permitted wells, subject to the approval of Washoe County and the Nevada State Engineer. It is possible that a community water system may eventually be required to support the planned development. The need for a community system or other approach to water delivery will be determined by all applicable regulations of the State of Nevada and Washoe County.

Any project requiring additional water rights shall have the rights dedicated before a building permit is issued.



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3.16 Standards Not Addressed

Any development standards not specifically addressed in this Specific Plan shall be subject to the requirements set forth in the Washoe County Development Code and/or High Desert Area Plan. For the purposes of Black Rock Station, the General Rural zoning standards shall be applied.

3.17 Operational Considerations

Workers, volunteers, and visitors to Black Rock Station arrive from far and wide. For many of these individuals, traveling to the remote high desert is a meaningful experience in their lives. It provides them with valuable respite from their normal routine, which is often urban in character. The vast majority of these individuals respect and value the same character that the permanent residents of the community value and have been discussed here: dark skies, quiet nights, scenic beauty, etc. However, it is also the case that from time to time an individual may not understand and respect the importance of these qualities to the community. Unfortunately, seemingly minor incidents of disrespect can result in major impacts to the positive relationship the owners and the community are seeking to develop. Therefore, the plan requires the owners to inform any overnight workers, volunteers, or visitors that the site, while remote from urban areas, does have year-round residents and neighbors. The same standards and applicable laws that apply in urban and suburban areas apply at the site, including any prohibitions on trespassing, use of illegal drugs, excessive alcohol consumption, noise and light pollution, reckless driving, and damage to fences marking property boundaries. The process of informing workers, volunteers, and visitors is to be achieved by posting written notices in each residence building and/or area and by providing each employee with a copy of this notice at time of hire. It is understood that a code of conduct cannot prevent all inappropriate behavior, but will represent a good faith effort on the part of the owners to recognize and mitigate the potential for unfortunate incidents that undermine the relationship between the owners and adjacent property owners.

3.18 Air Quality

The owner/developer is committed to environmental protection. Development activities will comply with all Washoe County regulations regarding air quality. The allowed uses proposed with this application include the potential to pursue alternative energy production, primarily wind and solar power facilities. These uses help provide for the maintenance of air quality.

Dust control measures, including revegetation of disturbed areas, will occur with new construction or grading.

3.19 Land Grading, Erosion, and Flood Control

The Black Rock Station site is essentially flat and is not located within a designated flood hazard zone. All



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grading disturbance shall be either revegetated or treated with a Washoe County District Health Department approved dust palliative within 30 days of being disturbed to ensure that erosion and/or blowing dust from disturbed areas does not occur. All grading activities within Black Rock Station shall be in accordance with Washoe County Development Code standards.

3.20 Recreational Amenities

There are no public recreational amenities within Black Rock Station. Any connections to the overall regional trail network shall include public access.

3.21 Trails and Open Space Provision and Maintenance

All open space, common areas (including trails), and landscaping within the Black Rock Station Specific Plan shall be maintained by the owner/developer. All areas shall be maintained in a neat and orderly fashion and in compliance with any applicable conditions and/or standards as outlined in this handbook or the Washoe County Development Code.

3.22 Wildlife Preservation

In general, Black Rock Station will not be developed to an intensity that would prohibit the movement of wildlife across most portions of the site. Any project that has the potential to inhibit wildlife movement will be reviewed by the proper wildlife agency prior to the issuance of a building permit. The owner/developer agrees to comply with State and Federal law regarding wildlife protection.

The site does not contain fisheries resources and is not adjacent to fisheries resources. No impacts will occur to fisheries due to the provisions of this Plan.

3.23 Historic, Cultural, and Archeological Resources

Investigations to this point have not identified any historic, cultural and archaeological resources on the site. The owner/developer agrees to protect any such resources. If development activities result in the identification of such resources development activities will stop and the State Office of Historic Preservation will be contacted.

3.24 Improvements and Concurrency

Infrastructure upgrades are intended to occur in conjunction with land development. Infrastructure



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improvements necessitated by development of owner/developer project(s) shall be at the expense of the developer. The owner/developer will address Washoe County's requirements for infrastructure upgrades as part of the application and building process. Due to the inherently complicated timelines, and frequently unpredictable nature of land planning and construction, it should be recognized that flexibility in establishing completion dates for infrastructure upgrades is warranted and should be addressed on a case-by-case basis as property is developed, unless a specific timeline is provided elsewhere in this plan.

As needed, over sizing of facilities will occur to accommodate future growth, as determined reasonable by the reviewing authority. Washoe County may, at its discretion, refrain from the issuance of building permits or business licenses as a tool to ensure that necessary improvements including roads, water, and sewer infrastructure are reasonably concurrent with development.

3.25 Phasing

Black Rock Station will be developed in multiple phases. Table 2 outlines a tentative phasing plan for Black Rock Station. The owner/developer and Washoe County recognize that some flexibility in the phasing plan is to be expected.

Table 2 – Phasing

Phasing Timeline	Projected Uses
0 to 2 Years - Short-Term	Employee Campgrounds
	Single Family Dwellings
	Industrial uses
2 to 5 Years - Mid-Term	Administrative Offices
	Barracks
	Communication Facilities
	Renewable Energy Services
	Crop Production
	Agricultural Production/Sales
5 + Years - Long-Term	Future expansion

3.26 Subsequent Actions

This Specific Plan shall not prevent Washoe County, in subsequent actions applicable to the property, from adopting new ordinances, resolutions, or regulations that conflict with those in effect at the time



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of adoption of this Specific Plan, except that any subsequent action by Washoe County shall not prevent the development of the property and uses as set forth in this Specific Plan. However, Washoe County may, at its discretion, initiate amendments to this plan in order to respond to unforeseen issues that result in a negative impact to the High Desert community, or to other changing circumstances. These amendments may institute further development standards or restrict or eliminate the availability of uses allowed by the plan.

3.27 State and Federal Restrictions

In the event that State or Federal laws or regulations enacted after the adoption of the Specific Plan prevent or preclude compliance with one or more of the provisions of the Plan, such provisions shall be modified or suspended as necessary to comply with State and Federal law.

3.28 Amendments

The owners/developers may seek to amend this Specific Plan from time to time. This includes the addition of new properties adjacent to Black Rock Station, clarification of specific standards or uses, adding new uses not identified in this document, and the incorporation of new environmentally sound technologies.

Amendment of this Plan shall be by means of an application for a Regulatory Zone Amendment, the procedures for which are described in the Washoe County Development Code.

3.29 Financing

Project financing shall be the responsibility of owner/developer. All necessary infrastructures to serve the site shall be constructed at the expense of owner/developer and dedicated to Washoe County as appropriate.

Any agreement between owner/developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be allowed if agreeable to all parties.

The owner/developer is required to pay all applicable development impact fees as mandated by Washoe County and Nevada Revised Statutes.

3.30 Police and Fire Protection

To account for police and fire impacts from new development, the developer will consult with police and fire service providers prior to obtaining a building permit or instituting a new land use, in order to assess



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the adequacy of existing services.

3.31 Emergency Plan

An emergency services agreement has been reviewed and accepted by Truckee Meadows Fire Protection District. This agreement covers the ongoing, roughly continuous activities described within this Specific Plan. Emergency services relating to the annual Burning Man festival are covered under separate agreements with area service providers. This agreement or a subsequent one that has the approval of the Truckee Meadows Fire Protection District or its successor must remain in place at all times. Should such an agreement not be in place for any reason, all activities/uses granted by the specific plan designation must cease until a new agreement is in place.

3.32 Vector Borne Diseases

The Owner/Developer shall develop and implement, in coordination with the Washoe County Vector Borne Diseases Division, a Vector Borne Disease Control Plan that addresses, at a minimum rodents and mosquitos. The plan will be consistent with best practices as identified by Washoe County. The plan may include implementation measures such as building plan and site design review, inspection, and periodic mandatory communication between the parties. This plan must be in place within 18 months of the adoption of this plan. If a vector control plan is not implemented within 18 months of the adoption of this plan, all activities/uses granted by the specific plan designation must cease until a plan is in place.

3.33 Easements, Covenants, Restrictions

Should it be required for the proper functioning of the site, utility easements will be defined and recorded as needed, as new development occurs. Likewise, any necessary roadway easements will be defined and recorded. However, as the property is under single ownership, it is not likely that easements will form a barrier to the orderly development of this plan.

3.34 Drainage Plan

In general, the site presents no physical obstacles to compliant and predictable storm water management. There is a moderate slope across the property, generally running from northwest to southeast. Given that the more intense development is clustered near the northwest corner, it is possible to direct drainage along the natural contours, to detention areas at the southeast. Additionally, this Specific Plan does not envision intense development on the site, so there will remain ample open space and undeveloped area that will serve as storm water detention area(s). All drainage and storm water facilities or grading for such purposes will conform to applicable Washoe County standards.



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3.35 Roadway Plan

In order to fully utilize the site, it will be necessary to develop a network of roads/drive aisles that serve each distinct area of the property, as well as recreational trails that allow for walking, bicycle riding, equestrian travel, and other recreational options. The beginning of this network is already in place with a main entrance near the northwest corner of the property and an obvious road serving the industrial area. This network will be extended to other areas of the property as facilities are developed. In general, all drive aisles will be the minimum necessary to provide safe and logical access to an area. Grading and paving are to be minimized in deference to the rural nature of the High Desert area.

Figure 3 shows this roadway network as well as multi-use trails. This diagram is intended as a schematic illustration only. The exact layout of roads will be determined with each new development. This network will be extended as needed in order to properly serve each area.

3.36 On-Site Utility Plan

Figure 9 depicts a utility schematic showing a logical layout for any required on-site utility installations. Given that the site is effectively flat and a single parcel, there are few complications to achieving any necessary utility upgrades. As new development occurs on the site, the roadway network will be upgraded to accommodate the new construction. At this same time, any utility improvements will also be designed and installed. It is therefore possible to design the utilities to adhere to the road network, resulting in a logical and effective utility layout. If it is determined that water or waste water facilities requiring their own buildings or other structures be developed, the locations of those facilities will be determined at the time of project submittal.



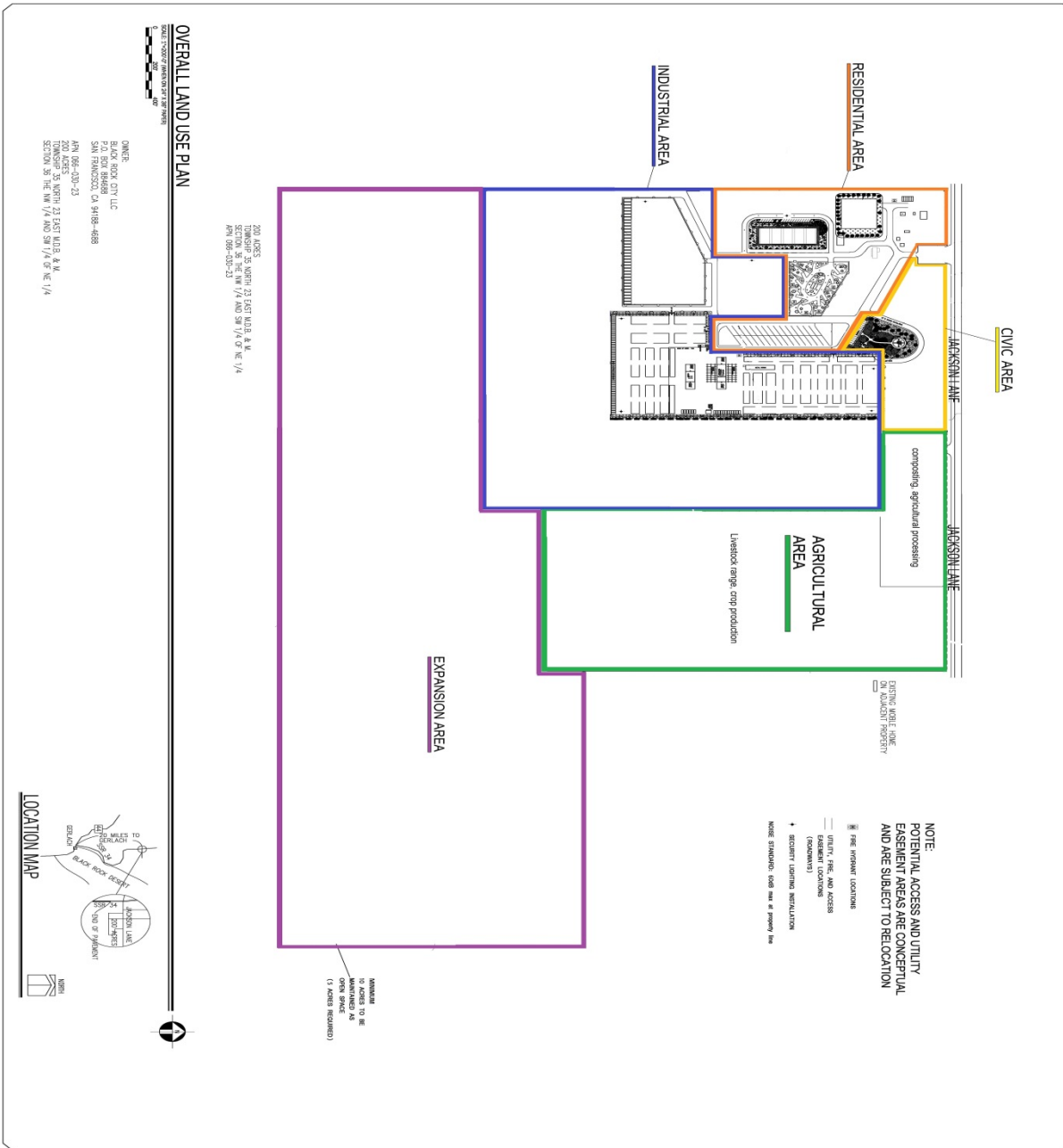
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Land Use Areas and On-Site Utility Plan

This section contains land use figures 3 through 9 and the on-site utility plan referred to in the previous sections.



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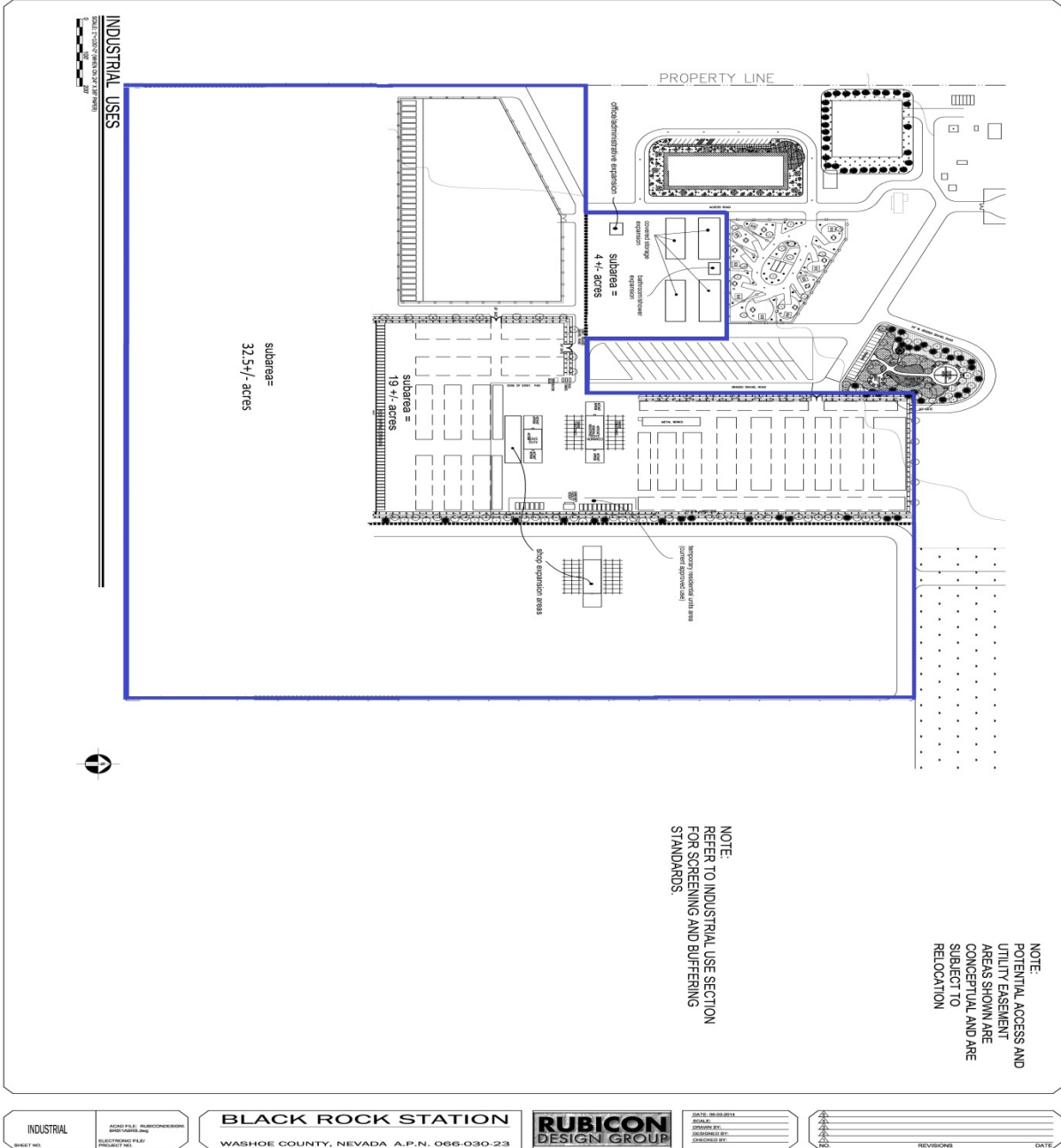


OVERALL SHEET NO.	ACCEPTED FOR SUBCONSTRUCTION	BLACK ROCK STATION SPECIFIC PLAN WASHOE COUNTY, NEVADA A.P.N. 066-030-23	RUBICON DESIGN GROUP	DATE:	REVISIONS	DATE
	ELECTRONIC FILE PROJECT FILE			DRAWN BY:		
				CHECKED BY:		

Figure 3
Overall Site Plan



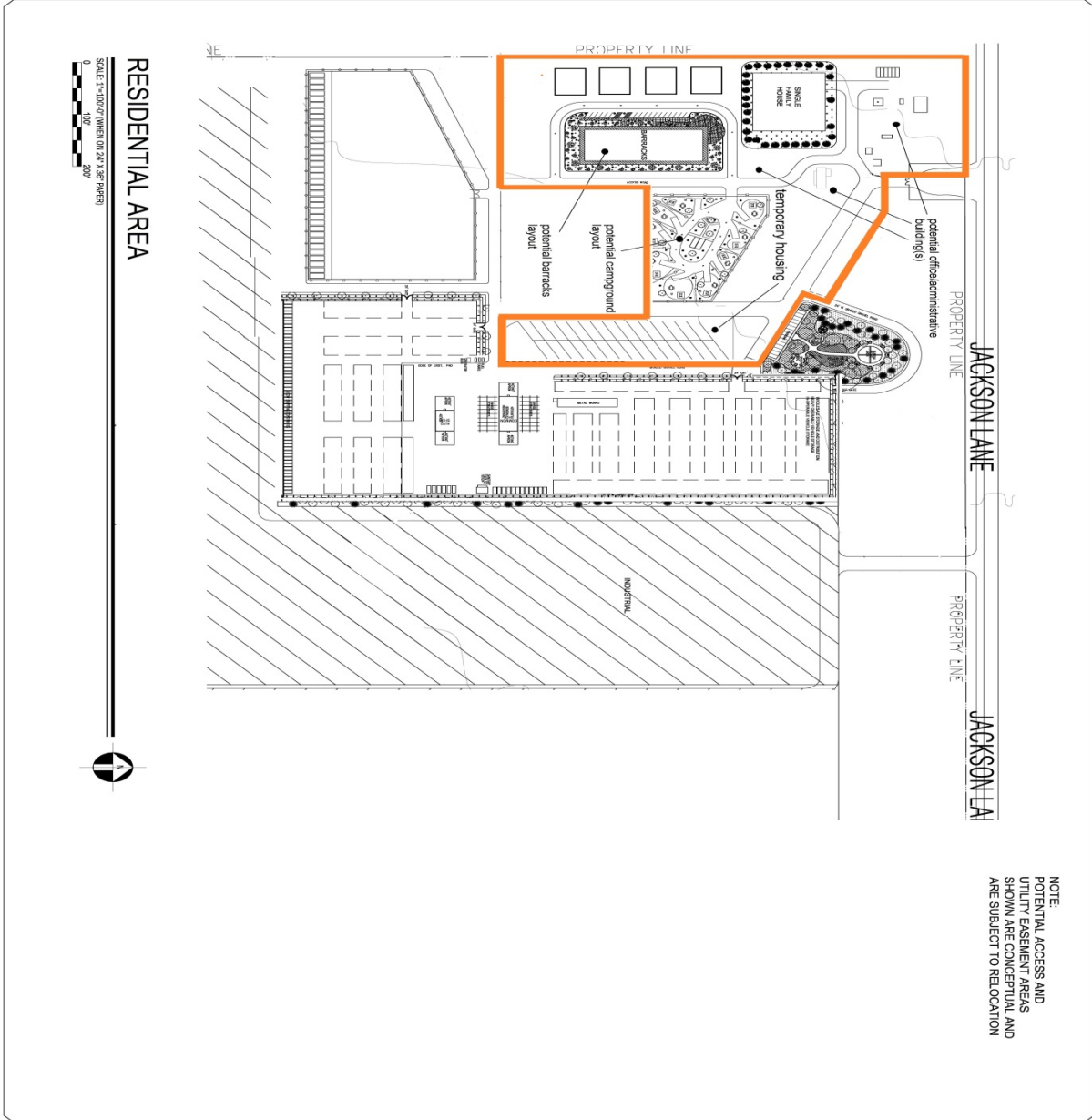
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**Figure 4
Industrial Use Area**



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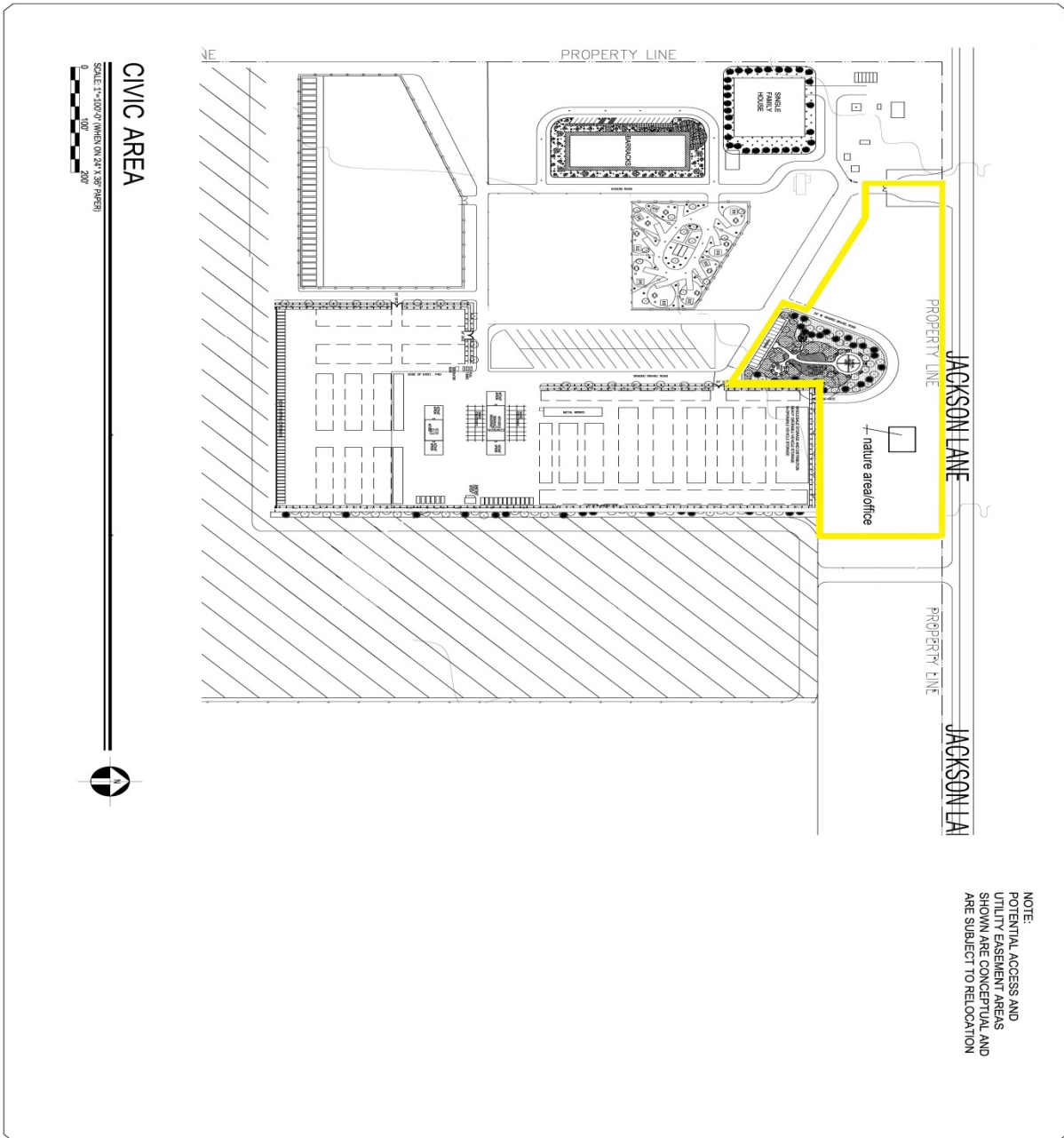


RESIDENTIAL AREA	ASSET FILE: RESIDCONCEPT PROJ: 140612.DWG	BLACK ROCK STATION	RUBICON DESIGN GROUP	SCALE:	DATE:
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				CHECKED BY:	DATE:
				DESIGNED BY:	

**Figure 5
Residential Use Area**



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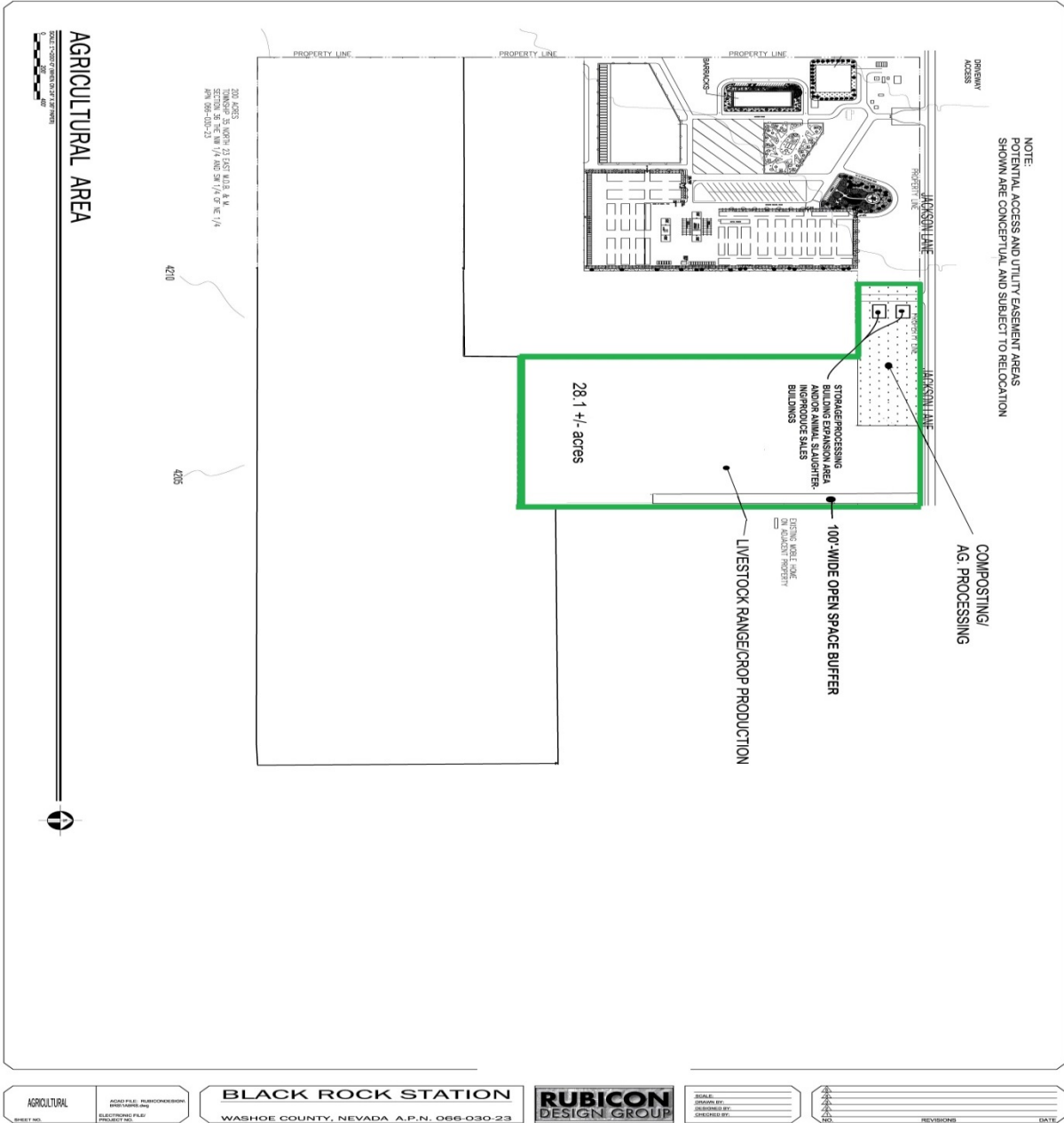


CIVIC/PARK AREA	ACAP FILE: RBLRCONCSD001 SPR/140615.DWG ELECTROWORKS PLAN PROJECT NO.	BLACK ROCK STATION WASHOE COUNTY, NEVADA A.P.N. 066-030-23	RUBICON DESIGN GROUP	SCALE: DRAWN BY: DESIGNED BY: CHECKED BY:	NO. REVISIONS DATE
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Figure 6
Civic Use Area



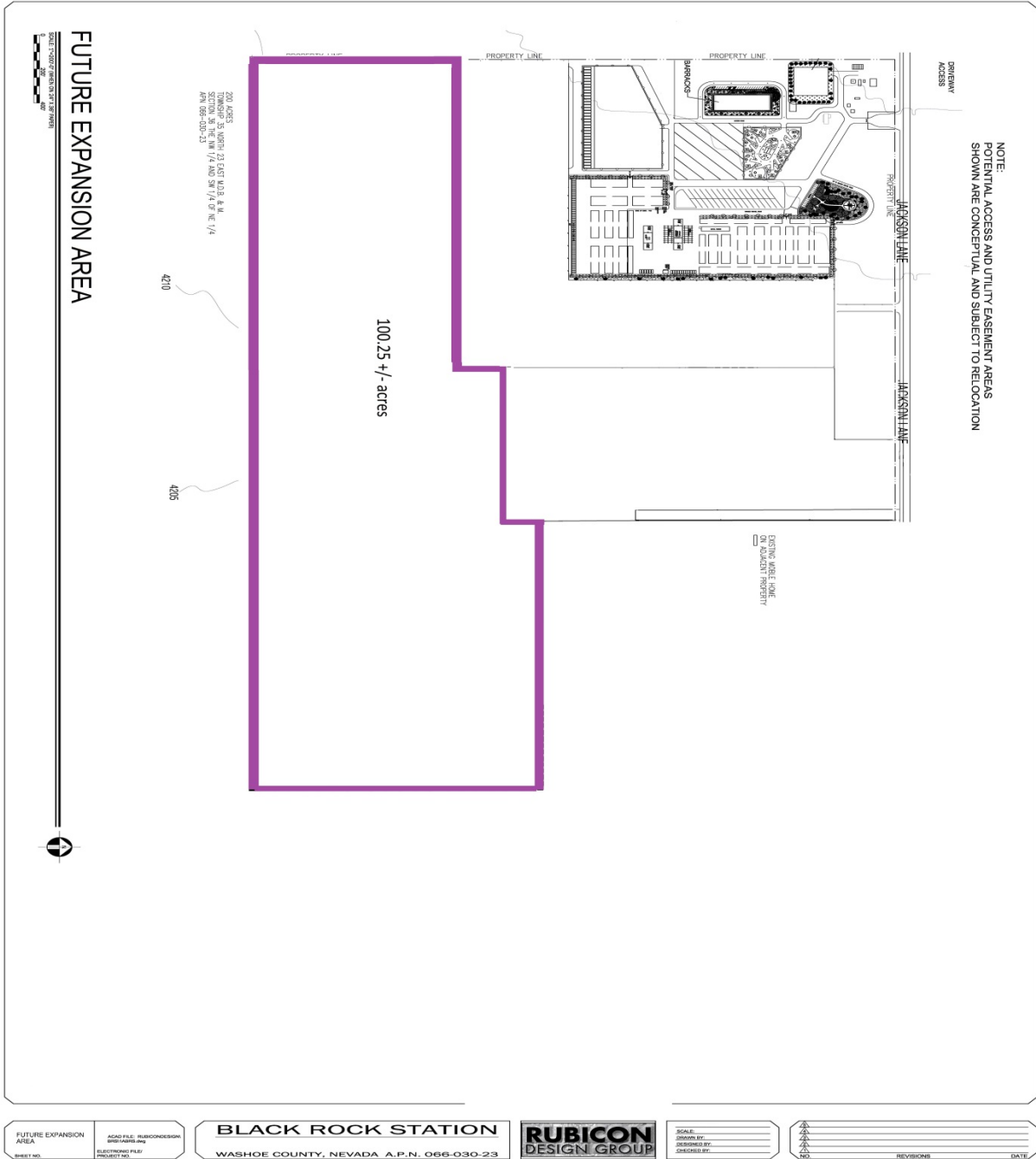
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**Figure 7
Agricultural Use Area**



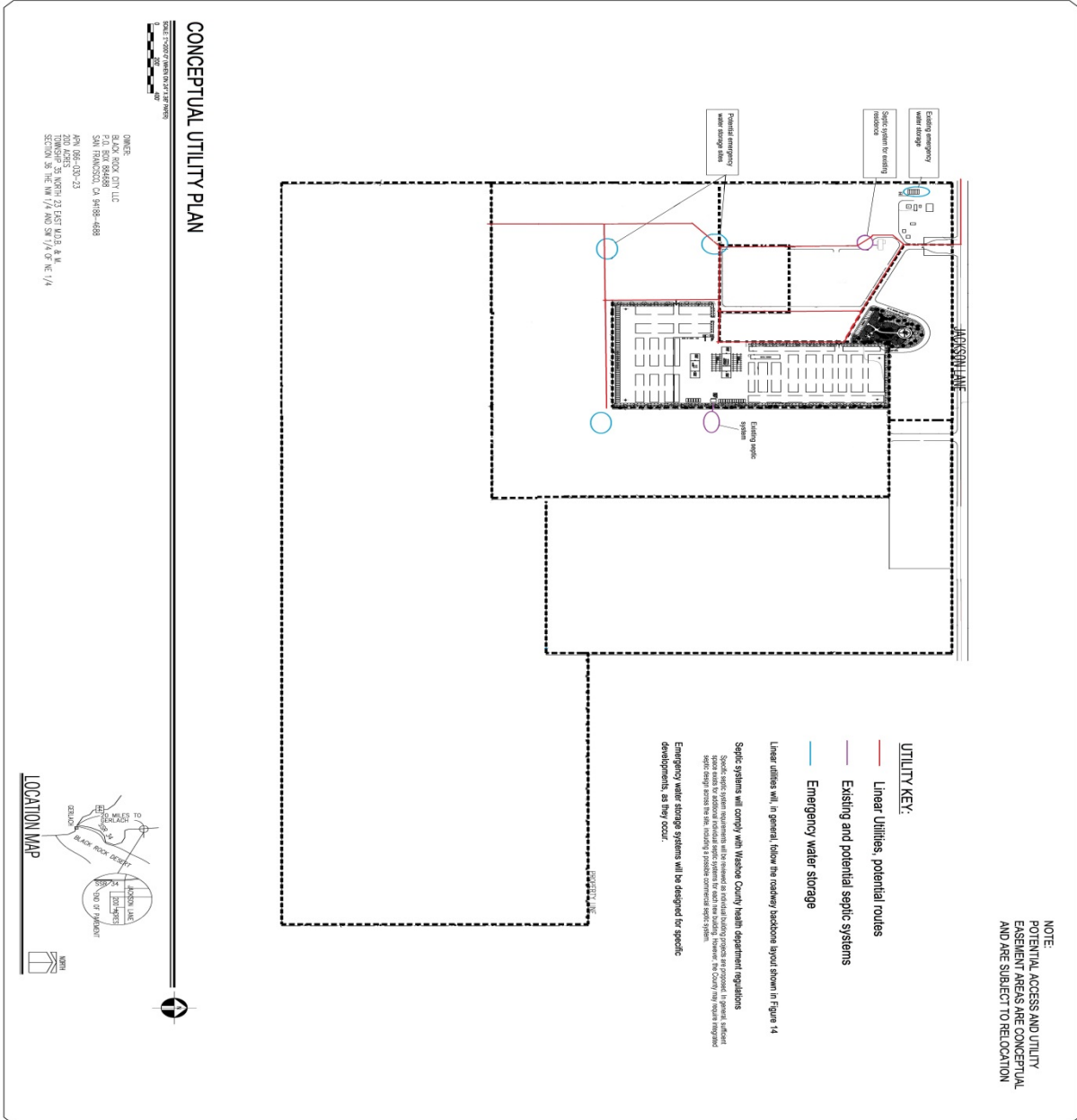
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**Figure 8
Future Expansion Area**



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**Figure 9
On-site Utility Plan**