

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

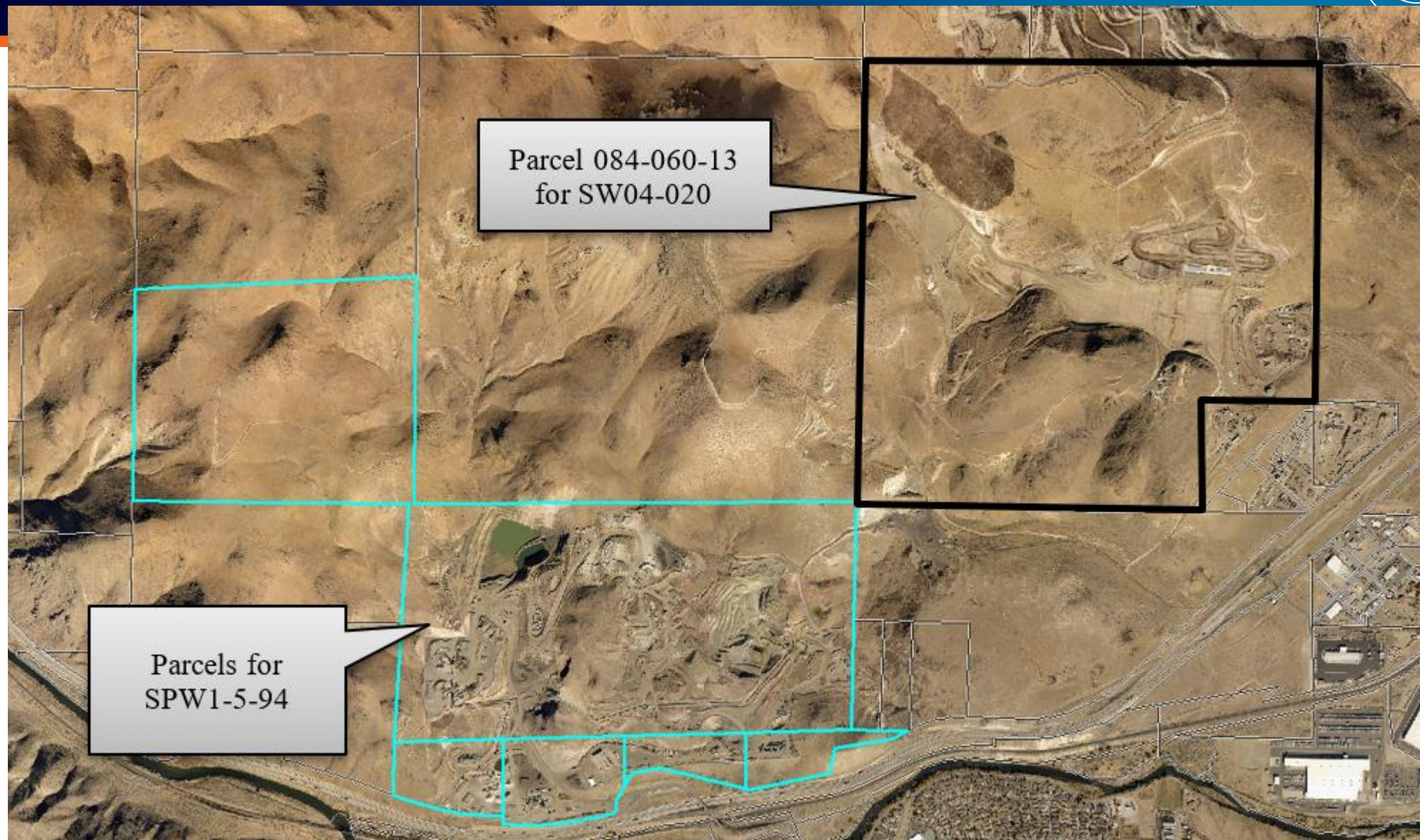
Special Use Permit
SW04-020 & SPW1-5-94
(Lockwood Pit)

March 7, 2023

Request



The Request is to approve the 5-year review of conditions of approval for aggregate operations for SW04-020 & SPW1-5-94 for Lockwood Pit. To ensure compliance with the conditions of approval per section 110.332.40 of the Washoe County Code. The purpose of this review is to examine the conditions of approval to ensure that they adequately provide for compatibility between aggregate operations and surrounding land uses. The Development Code requires that a date be established for the next scheduled review of conditions at the review hearing.

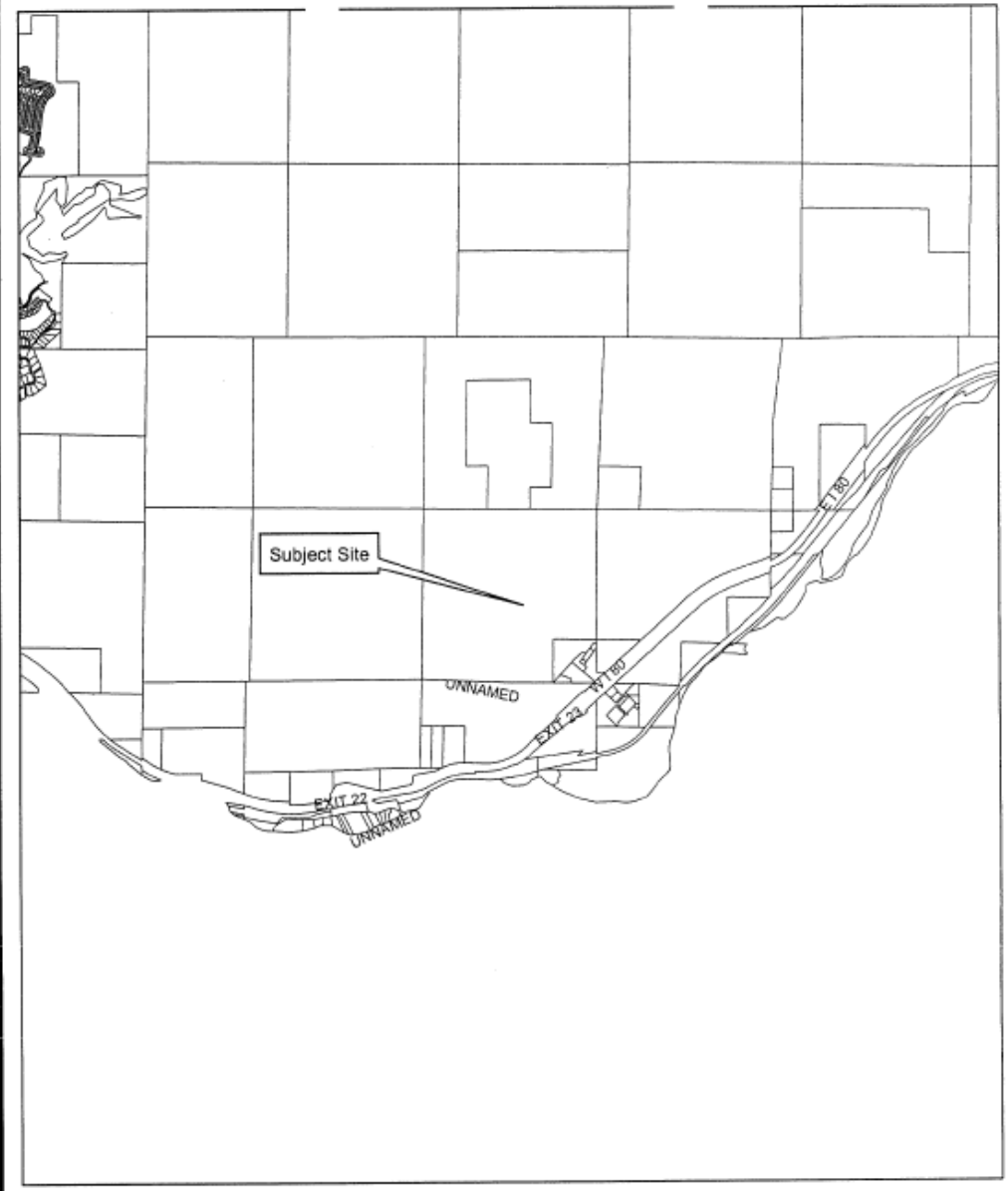
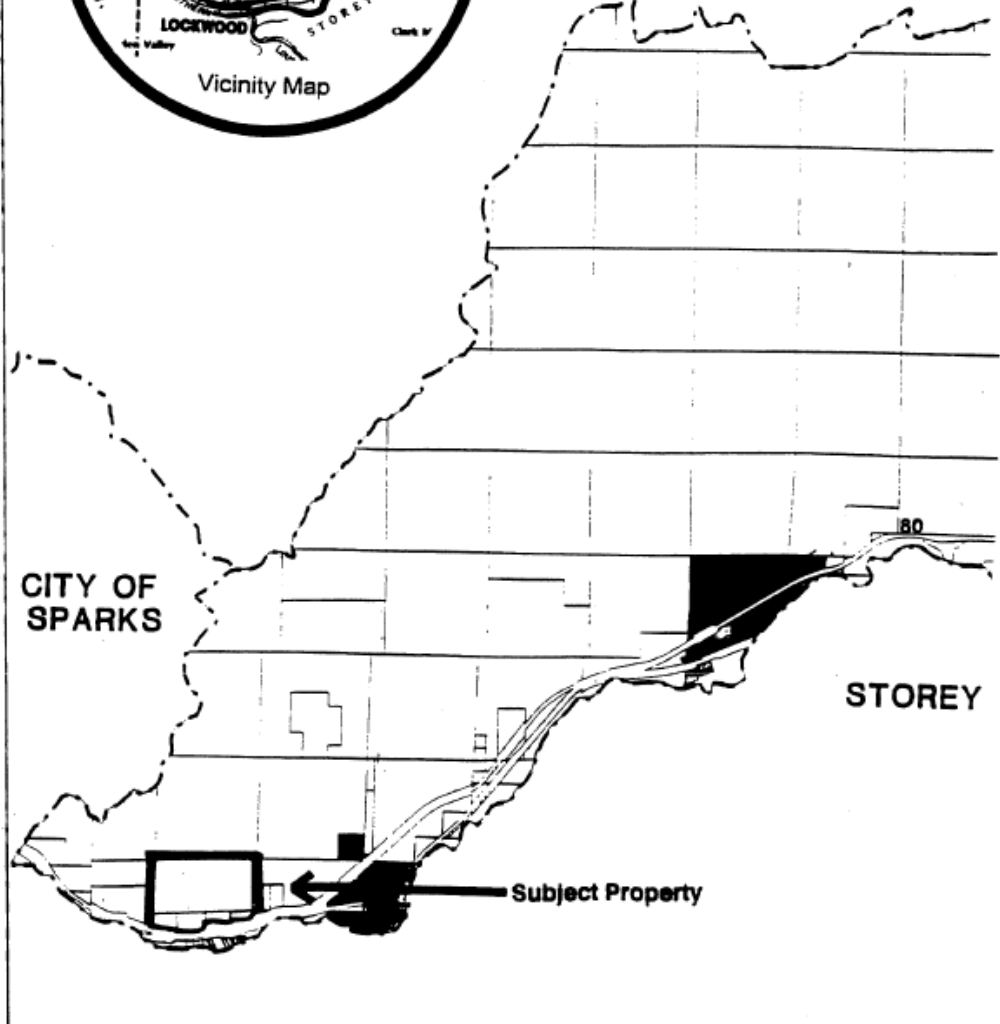


Parcel 084-060-13
for SW04-020

Parcels for
SPW1-5-94

Background

- In 1994, the Granite Construction Company applied for Special Use Permit Case Number SPW1-5-94 (Lockwood Pit) for 385 acres.
- The permit was to allow the continued operation of the pit, the crusher and hot batch plant at the North Lockwood Pit and to relocate a portion of the crushing facilities. The permit consolidated and replaced four previously approved special use permits SP3-3-82, SP3-9-82, SPB6-18-86, and SPB4-10-93.
- In 2004, Granite Construction Company applied for Special Use Permit Case Number SW04-020 (Lockwood Pit) to “allow aggregate quarry operations and aggregate processing on approximately 300 acres of a 624-acre parcel located adjacent to and northeast of the Lockwood Pit”.



SPW1-5-94

Vicinity Map

Special Use Permit Case No. SW04-020
Granite Construction - Lockwood Pit Expansion

0 2,500 5,000
Feet

Date: October 2004

Department of
Community
Development
WASHOE COUNTY
NEVADA

Map: 11-0000-1113
Map: Parcel 656
(775) 335-3966

Source: ArcMap

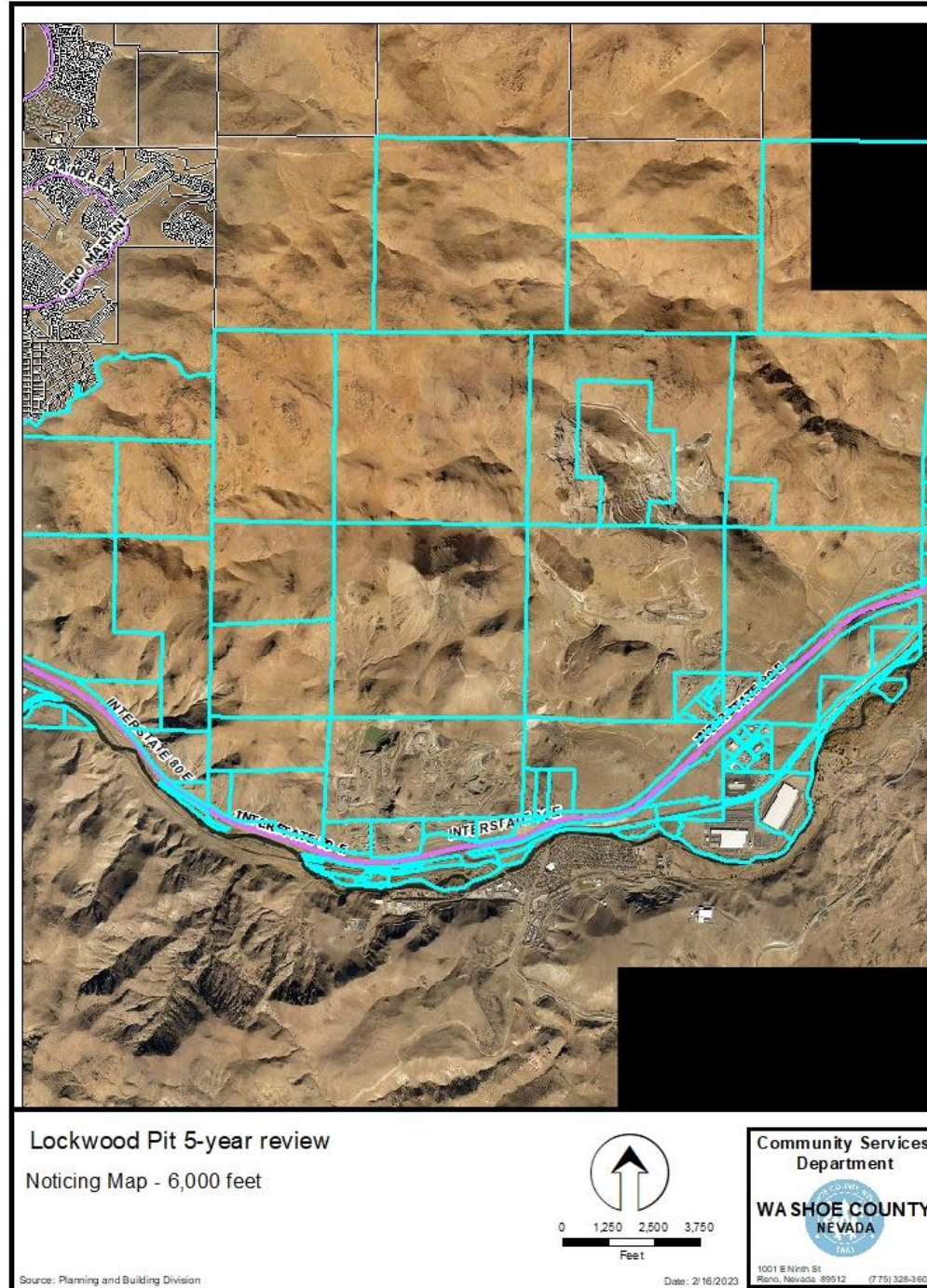
- Per Washoe County Code 110.332.40 periodic review is required.
- The requirement is to review the Special Permit (SUP) approved conditions of approval at least every five years.
- The SUP conditions of approval were reviewed by the reviewing agencies and no comments of concern were received.

Noticing

- Notices were sent to 52 property owners



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Possible Motions



I move that the Washoe County Planning Commission accept the 5-year review of conditions of approval for aggregate operations for Special Use Permit Case Numbers SW04-020 & SPW1-5-94 for Granite Construction Company to ensure that the conditions of approval adequately provide for compatibility between the facility's operations and the surrounding land uses. The next scheduled review of conditions of approval shall occur not later than March of 2028.

Thank you

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